

009-012-005-25	2018 Est. T.C.V.	ACM VISION V LLC
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	6000				6000	100		6,000
185 Actual Front Feet,	0.21	Total Acres			Total Est.		Land Value =	6,000

2018 Est. T.C.V. 009-012-005-25	=	6,000				
Est. TCV/Total Floor Area = 0.00, Most recent sale 09/10/2004 for 0						
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500	3,500	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-500	0	-500	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,000	3,000	3,000	3,573	3,000	0	

009-010-039-00	2018 Est. T.C.V.	ADAMS ALAN
Property Class: 402		X W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP J 250	147.00	444.49	0.7516	1.0000	250	100		27,620
147 Actual Front Feet, 1.50 Total Acres Total Est. Land Value =								27,620

2018 Est. T.C.V. 009-010-039-00 = 27,620

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,800	13,800	13,800	13,800	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,800	13,800	13,800	14,089	13,800	0	

009-011-001-99	2018 Est. T.C.V.	ADLER KELLY M
Property Class: 402		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors * IRR SHAPE/ACCESS POINT

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
		0.00	Total Acres		Total Est.		Land Value =	5,000

2018 Est. T.C.V. 009-011-001-99	=	5,000			
Est. TCV/Total Floor Area =	0.00				
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
2,500	2,500	2,500	327	2.10	
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	0	0	6	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
2,500	2,500	2,500	333	333	0

009-012-022-90	2018 Est. T.C.V.	ALDEN JOHN F
Property Class: 402		RAILROAD ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
330 Actual Front Feet, 0.73 Total Acres								Total Est. Land Value = 8,000

2018 Est. T.C.V. 009-012-022-90 = 8,000

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,000	4,000	4,000	2,367	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	49	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,000	4,000	4,000	2,416	2,416	0	

009-010-013-00 2018 Est. T.C.V. ALDRICH STEVEN & ANNE
 Property Class: 401 1750 S SCHNEIDER ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$800	50.00	110.00	1.0000	1.0000	800	100		40,000
50 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								40,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	70	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1962

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 986 SF Floor Area = 1194 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	69.02	-8.79	0.00	520	31,320
1.25	Story Siding	Basement	69.02	0.00	0.00	312	21,534
1	Story Siding	Slab	59.51	-10.50	0.00	154	7,548

Other Additions/Adjustments	Rate	Size	Cost
Walk out Basement Door(s)	700.00	1	700

(13) Plumbing	Rate	Size	Cost
Average Fixture(s)	630.00	1	630

(14) Water/Sewer	Rate	Size	Cost
Public Sewer	1025.00	1	1,025
Well, 100 Feet	2550.00	1	2,550

(15) Built-Ins & Fireplaces	Rate	Size	Cost
Appliance Allowance	1415.00	1	1,415
Fireplace: Wood Stove	1125.00	1	1,125

(16) Deck/Balcony	Rate	Size	Cost
Treated Wood, Standard	7.14	156	1,114

(17) Garages	Rate	Size	Cost
Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	18.45	576	10,627
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 110,314

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 66,188
 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 86,045

2018 Est. T.C.V. 009-010-013-00 = 126,520

Est. TCV/Total Floor Area = 105.96, Most recent sale 05/24/2005 for 205,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
60,000	60,000	60,000	54,875	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,300	0	0	1,152	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
63,300	63,300	63,300	56,027	56,027	0	

009-010-014-00	2018 Est. T.C.V.	ALDRICH STEVEN & ANNE
Property Class: 401		1760 S SCHNEIDER ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I 100/FF	90.00	100.00	1.0000	1.0000	100	100		9,000
90 Actual Front Feet, 0.21 Total Acres								Total Est. Land Value = 9,000

Cost Est. for Res. Bldg: 1	Single Family	1S		Cls	C-5	Blt	1942
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(11) Heating System: Space Heater

Ground Area = Size for Rates = 624 SF Floor Area = 624 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	70.97	-10.53	0.00	424	25,627
1	Story Siding	Crawl Space	70.97	-10.53	0.00	200	12,088

Other Additions/Adjustments	Rate	Size	Cost
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing	Average Fixture(s)	Rate	Size	Cost
		760.00	1	760

(14) Water/Sewer	Public Sewer	Rate	Size	Cost
		1162.00	1	1,162
	Well, 100 Feet	2700.00	1	2,700

(15) Built-Ins & Fireplaces	Appliance Allowance	Rate	Size	Cost
		1915.00	1	1,915

(16) Deck/Balcony	Treated Wood,Standard	Rate	Size	Cost
		6.95	220	1,529

County Multiplier = 1.38 =>	Cost New =	64,247
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,	Depr.Cost =	38,548
ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 1.000 => TCV of Bldg: 1 =		38,548

2018 Est. T.C.V. 009-010-014-00	=	47,548
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Est. TCV/Total Floor Area = 76.20

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
23,400	23,400	23,400	19,788	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	400	0	415	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
23,800	23,800	23,800	20,203	20,203	0	

009-012-013-50 2018 Est. T.C.V. ALL SEASONS CAR CARE LLC
 Property Class: 201 1760 S MOREY RD
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
M66 N OF JENNIN	100.00	225.00	1.0000	0.0000	350	100*		0
GRAGE C 40/FF	20.00	225.00	1.0000	0.0000	40	100*	SURPLUS	0
COMMERCIAL \$1.5/SQFT			0.62 Acres		65340	100		40,511
* denotes lines that do not contribute to the total acreage calculation.								
120 Actual Front Feet, 0.62 Total Acres Total Est. Land Value =								40,511

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.51	1.42	6000	50	6,433
Total Estimated Land Improvements True Cash Value =					6,433

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1995

Description of Occupancy: CAR WASH UIP 14

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

Item Description	Col.	Rate	SqFt	# or Height	Adj.	Adj.	Base Cost	
Total Base Cost New =								0

County Multiplier: 1.42 Architectural Multiplier: 0.00 Combined: 0.000

Reproduction/Replacement Cost = 0

Eff.Age:24 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 62 /100/100/100/62.0

Total Depreciated Cost = 0

Unit in Place Items	Rate	Quantity	Cnty	Arch	%Good	Depr.Cost
SELF-SERV TRUCK	34.75	480	1.42	1.00	60	14,211
SELF-SERV	34.75	480	1.42	1.00	60	14,211
SELF-SERV	34.75	480	1.42	1.00	60	14,211
TOUCHLESS	51.00	800	1.42	1.00	60	34,762
EQP ROOM	52.25	510	1.42	1.00	60	22,704
EQP FOR SELF SERVE	5750.00	3	1.42	1.00	60	14,697
AUTO WASH EQP	30000.00	1	1.42	1.00	60	25,560
VAC	950.00	3	1.42	1.00	60	2,428
CHANGE MACHINE	2450.00	1	1.42	1.00	60	2,087

ECF (201C COMMERCIAL GROUP C) 0.850 => TCV of Bldg: 1 = 123,141

Replacement Cost/Floor Area= 87.80 Est. TCV/Floor Area= 44.78

Total Estimated True Cash Value of Commercial/Industrial Buildings = 123,141

2018 Est. T.C.V. 009-012-013-50 = 170,085

Est. TCV/Total Floor Area = 0.00, Most recent sale 08/23/2006 for 119,900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
79,500	79,500	79,500	79,500	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,500	0	0	1,669	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
85,000	85,000	85,000	81,169	81,169	0	

009-012-022-15 2018 Est. T.C.V. ALLEN MICHAEL J & CYNTHIA L TRUST
 Property Class: 401 RAILROAD ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors * 2011 SPLIT PARLCEL 1

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
\$65 /FF	200.00	248.91	1.0000	1.0000	65	100		13,000
200 Actual Front Feet, 1.14 Total Acres Total Est. Land Value =								13,000

2018 Est. T.C.V. 009-012-022-15	=	13,000
Est. TCV/Total Floor Area = 0.00, Most recent sale 02/11/2011 for 14,000		
2017 Assessed MBOR S.E.V. Base for Cap C.P.I.		
6,500 6,500 6,500 6,500 2.10		
2018 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 0 0 0 0 0 0 0		
2018 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
6,500 6,500 6,500 6,636 6,500 0		

009-012-022-50 2018 Est. T.C.V. ALLEN MICHAEL J & CYNTHIA L TRUST
 Property Class: 401 RAILROAD ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
\$65 /FF	261.00	163.00	1.0000	1.0000	65	100		16,965
261 Actual Front Feet, 0.98 Total Acres Total Est. Land Value =								16,965

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.23	1.00	64	94	676
Total Estimated Land Improvements True Cash Value =					676

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 2005

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 720 SF Floor Area = 720 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	63.90	-11.33	-0.21	720	37,699

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	630.00	1	630
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(14) Water/Sewer

Public Sewer	1025.00	1	1,025
Well, 100 Feet	2550.00	1	2,550

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

CCP (1 Story), Standard	17.63	416	7,334
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(17) Garages

Class:CD Exterior: Pole Foundation: 42 Inch (Finished)

Base Cost	13.16	1152	15,160
Common Wall: 1 Wall	-918.75	1	-919
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 90,590

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 81,531
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCv of Bldg: 1 = 79,900

2018 Est. T.C.V. 009-012-022-50 = 97,541

Est. TCv/Total Floor Area = 135.47, Most recent sale 11/19/2004 for 12,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
47,500	47,500	47,500	24,131	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,300	0	506	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
48,800	48,800	48,800	24,637	24,637	0	

009-012-037-00 2018 Est. T.C.V. ALLEN MICHAEL J & CYNTHIA L TRUST
 Property Class: 402 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G>	RURAL SITES				15000	100		15,000
<Site Value G>	RURAL SITES				15000	100		15,000
200 Actual Front Feet, 0.78 Total Acres Total Est. Land Value =								30,000

2018 Est. T.C.V. 009-012-037-00 = 30,000

Est. TCV/Total Floor Area = 41.67, Most recent sale 08/06/2008 for 30,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,000	15,000	15,000	5,031	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	105	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,000	15,000	15,000	5,136	5,136	0	

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Stories Adj.	Base Cost
Total Base Cost New =						0
County Multiplier: 1.37 Architectural Multiplier: 0.00 Combined: 0.000						
Reproduction/Replacement Cost =						0
Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 90 /100/100/100/90.0						
Total Depreciated Cost =						0
ECF (201A GENERAL COMMERCIAL) 1.120 => TCV of Bldg: 2 =						11,908
Replacement Cost/Floor Area= 24.31 Est. TCV/Floor Area= 24.50						
Total Estimated True Cash Value of Commercial/Industrial Buildings =						89,481

2018 Est. T.C.V. 009-011-008-50 = 101,348

Est. TCV/Total Floor Area = 29.90, Most recent sale 11/29/2010 for 7,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
49,000	49,000	49,000	31,861	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,700	0	0	669	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
50,700	50,700	50,700	32,530	32,530	0	

009-011-022-50	2018 Est. T.C.V.	ANDERSEN CHRISTIAN J
Property Class: 402		MISSAUKEE BLVD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	6000				6000	100		6,000
140 Actual Front Feet,	0.31	Total Acres			Total Est.		Land Value =	6,000

2018 Est. T.C.V. 009-011-022-50 = 6,000

Est. TCV/Total Floor Area = 1.77, Most recent sale 09/13/2009 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
3,500	3,500	3,500	3,074	2.10			
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-500	0	0	-74	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
3,000	3,000	3,000	3,138	3,000	0		

009-012-015-00 2018 Est. T.C.V. ANDRASH STEPHEN & PATRICIA
 Property Class: 401 1800 S MOREY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B GRADE 125/FF	50.00	150.00	1.0000	1.0000	125	100		6,250
50 Actual Front Feet, 0.17 Total Acres								Total Est. Land Value = 6,250

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

< Cost Estimates for Res. Building: 1 Mobile Home Class: Low Quality >
 (11) Heating System: Wall Furnace

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	31.07	-0.80	0	720	21,794
Other Additions/Adjustments							
(2) Skirting			Rate			Size	Cost
Metal/Vinyl			5.43			144	782
(9) Foundation							
Foundation Wall: Concrete			7.13			0	0
(14) Water/Sewer							
Public Sewer				912.00		1	912
Well, 100 Feet				2425.00		1	2,425
(15) Built-Ins & Fireplaces							
Appliance Allowance			1235.00			1	1,235
(16) Porches							
CCP (1 Story), Standard			18.45			288	5,314
County Multiplier = 1.38 =>					Cost New =		44,797
Notes: Travelo Ser #26485							

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 15,679
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 7,840

2018 Est. T.C.V. 009-012-015-00	=	14,565			
Est. TCV/Total Floor Area = 20.23, Most recent sale 01/22/2007 for 27,000					
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
7,300	7,300	7,300	6,881	2.10	
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	144	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
7,300	7,300	7,300	7,025	7,025	0

009-011-002-00 2018 Est. T.C.V. ANDREWS DAVID L TRUST
Property Class: 401 1661 S DICKERSON RD
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
GROUP D 1500/FF	85.67	252.00	0.8508	1.0000	1500 100		109,333
113 Actual Front Feet, 0.42 Total Acres Total Est. Land Value =							109,333

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	1400	0	0
Shed: Wood Frame	12.07	1.00	80	71	686
Dock: Light posts	21.31	1.00	338	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.5	95	3,563
Total Estimated Land Improvements True Cash Value =					4,249

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C+5 Blt 1977

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 864 SF Floor Area = 1080 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	83.57	0.00	0.00	864	72,204

Other Additions/Adjustments	Rate	Size	Cost
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(9) Basement Finish			
Basement Recreation Finish	11.45	434	4,969
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing			
Average Fixture(s)	760.00	1	760
2 Fixture Bath	1600.00	1	1,600

(14) Water/Sewer			
Public Sewer	1162.00	1	1,162
Well, 100 Feet	2700.00	1	2,700

(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Exterior 2 Story	4650.00	1	4,650
Fireplace: Wood Stove	1350.00	1	1,350

(16) Porches			
WPP, Standard	7.25	590	4,278
WPP, Standard	12.00	150	1,800

(17) Garages			
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	20.15	520	10,478
Automatic Doors	375.00	1	375
Storage area over garage	3.95	350	1,383

County Multiplier = 1.38 => Cost New = 152,350

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 106,645
ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 159,968

2018 Est. T.C.V. 009-011-002-00						=	273,550
Est. TCV/Total Floor Area = 253.29, Most recent sale 01/28/2005 for 319,000							
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
131,400	131,400	131,400	114,391	2.10			
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	5,400	0	2,402	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
136,800	136,800	136,800	116,793	116,793	116,793		

009-012-005-38	2018 Est. T.C.V.	ANTCLIFF WILLIAM E TRUSTEE
Property Class: 201		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
GROUP H 75/FF	145.00	193.00	1.0000	1.0000	75	100	10,875
145 Actual Front Feet, 0.64 Total Acres							Total Est. Land Value = 10,875

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2007

Costs are taken from the Shed, Utility, 4 Wall cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 11.65

Adjusted Square Foot Cost for Upper Floors = 11.65

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 12 Height per Story Multiplier: 1.040
Ave. Floor Area: 2,400 Perimeter: 0 Perim. Multiplier: 1.000
Refined Square Foot Cost for Upper Floors: 12.12

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 16.599

Total Floor Area: 2,400 Base Cost New of Upper Floors = 39,837

Reproduction/Replacement Cost = 39,837

Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 90 /100/100/100/90.0

Total Depreciated Cost = 35,854

ECF (201A GENERAL COMMERCIAL) 1.120 => TCV of Bldg: 1 = 40,156

Replacement Cost/Floor Area= 16.60 Est. TCV/Floor Area= 16.73

Total Estimated True Cash Value of Commercial/Industrial Buildings = 40,156

2018 Est. T.C.V. 009-012-005-38 = 51,031

Est. TCV/Total Floor Area = 21.26, Most recent sale 12/27/2006 for 9,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
24,800	24,800	24,800	16,817	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	700	0	0	353	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
25,500	25,500	25,500	17,170	17,170	0	

009-011-001-85 2018 Est. T.C.V. ARDELEAN GEROG E W & BETTY JANE
 Property Class: 401 1679 S DICKERSON RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 1500/FF	100.00	450.00	0.8123	1.0000	1500	100		121,838
100 Actual Front Feet, 1.03 Total Acres					Total Est.		Land Value =	121,838

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	784	0	0
D/W/P: 4in Concrete	3.61	1.00	1000	0	0

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-5 Blt 1995

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 2130 SF Floor Area = 2130 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	56.88	0.00	0.00	2130	121,154

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior

Brick Veneer	8.25	448	3,696
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400

(14) Water/Sewer

Public Sewer	1162.00	1	1,162
Well, 100 Feet	2700.00	1	2,700

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 1 Story	3250.00	1	3,250

(16) Deck/Balcony

Treated Wood,Standard	6.56	330	2,165
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(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	19.20	576	11,059
Common Wall: 1 Wall	-1300.00	1	-1,300
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 207,119

Notes: PARTIAL BICK SIDING

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 176,051
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 264,077

2018 Est. T.C.V. 009-011-001-85 = 388,290

Est. TCV/Total Floor Area = 182.30, Most recent sale 06/01/1995 for 98,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
185,300	185,300	185,300	172,927	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	8,800	0	0	3,631	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
194,100	194,100	194,100	176,558	176,558	0

009-012-019-95	2018 Est. T.C.V.	ARDIS KEVIN PAUL
Property Class: 401		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	65.00	301.57	0.9365	1.0000	2200	100		133,921
65 Actual Front Feet, 0.45 Total Acres								Total Est. Land Value = 133,921

2018 Est. T.C.V. 009-012-019-95 = 133,921

Est. TCV/Total Floor Area = 62.87

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
67,000	67,000	67,000	15,867	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	51,133	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
67,000	67,000	67,000	16,200	67,000	0	

009-012-019-35	2018 Est. T.C.V.	AVIATIEK LLC
Property Class: 401		6916 W JENNINGS RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	80.89	290.00	0.8867	1.0000	2400	100		172,137
81 Actual Front Feet, 0.54 Total Acres								Total Est. Land Value = 172,137

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	340	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	94	1,410
Total Estimated Land Improvements True Cash Value =					1,410

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C+10 Blt 1996

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1632 SF Floor Area = 1632 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Pine Logs	Basement	70.65	0.00	0.00	1632	115,301

Other Additions/Adjustments	Rate	Size	Cost
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(9) Basement Finish

Basement Living Finish	17.25	1000	17,250
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	2	4,800

(14) Water/Sewer

Public Sewer	1162.00	1	1,162
Well, 100 Feet	2700.00	1	2,700

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Prefab 1 Story	2200.00	1	2,200

(16) Porches

WPP, Standard	7.53	536	4,036
WPP, Standard	11.33	174	1,971

(16) Deck/Balcony

Treated Wood, Standard	9.21	70	645
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(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	15.24	936	14,265
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 232,571

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 197,685
ECF (403 - LAKE MISSAUKEE AREA RES) 1.450 => TCV of Bldg: 1 = 286,644

2018 Est. T.C.V. 009-012-019-35 = 460,191

Est. TCV/Total Floor Area = 281.98, Most recent sale 05/25/2016 for 470,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
220,200	220,200	220,200	220,200	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,900	0	4,624	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
230,100	230,100	230,100	224,824	224,824	0

009-012-019-40 2018 Est. T.C.V. AVIATIEK LLC
 Property Class: 401 6834 W JENNINGS RD
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	100.00	341.00	0.8409	1.0000	2400	100		201,815
100 Actual Front Feet, 0.78 Total Acres Total Est. Land Value =								201,815

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.22	1.00	169	95	1,641
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	97	2,425
Total Estimated Land Improvements True Cash Value =					4,066

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C+10 Blt 1968

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2614 SF Floor Area = 4860 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Block	Slab	102.94	-10.54	4.21	1879	181,530
1.5	Story Siding	Slab	82.01	-10.54	3.16	735	54,853

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	2	4,800
2 Fixture Bath	1600.00	1	1,600

(14) Water/Sewer

Public Sewer	1162.00	1	1,162
Well, 100 Feet	2700.00	1	2,700

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 2 Story	3825.00	1	3,825

(16) Porches

CCP (1 Story), Standard	32.35	76	2,459
CGEP (1 Story), Standard	54.62	61	3,332
WPP, Standard	11.30	175	1,978
CPP, Standard	18.14	64	1,161

County Multiplier = 1.42 => Cost New = 372,145

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 260,502
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 364,702

2018 Est. T.C.V. 009-012-019-40 = 570,583

Est. TCV/Total Floor Area = 117.40, Most recent sale 01/18/2011 for 295,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
285,300	285,300	285,300	222,408	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	4,670	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
285,300	285,300	285,300	227,078	227,078	0	

009-010-020-00 2018 Est. T.C.V. BAYER REVOCABLE TRUST
 Property Class: 401 8850 W SAPPHIRE AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP J 250	224.00	1551.83	0.6485	1.0000	250	100		36,318
224 Actual Front Feet, 7.98 Total Acres Total Est. Land Value =								36,318

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	240	85	702
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	97	2,425
Total Estimated Land Improvements True Cash Value =					3,127

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+10 Blt 1994

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1509 SF Floor Area = 1886 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	79.35	0.00	0.00	1509	119,739

Other Additions/Adjustments	Rate	Size	Cost
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(9) Basement Finish

Basement Recreation Finish	11.45	994	11,381
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400
2 Fixture Bath	1600.00	1	1,600

(14) Water/Sewer

Public Sewer	1162.00	1	1,162
Well, 100 Feet	2700.00	1	2,700

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CCP (2 Story), Standard	23.40	342	8,003
WPP, Standard	10.35	219	2,267
CCP (1 Story), Standard	34.76	64	2,225

(16) Deck/Balcony

Treated Wood, Standard	7.40	158	1,169
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(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	19.04	587	11,176
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375
Storage area over garage	3.95	294	1,161

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	17.61	692	12,186
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 248,496

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 198,797
ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 1 = 270,364

2018 Est. T.C.V. 009-010-020-00 = 309,809

Est. TCV/Total Floor Area = 164.27, Most recent sale 11/09/2011 for 260,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
148,900	148,900	148,900	148,900	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,000	0	3,126	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
154,900	154,900	154,900	152,026	152,026	152,026	

009-010-015-00 2018 Est. T.C.V. BECK NANCY E
 Property Class: 401 1740 S SCHNEIDER ST
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$800	50.00	130.00	1.0000	1.0000	800	100		40,000
50 Actual Front Feet, 0.15 Total Acres Total Est. Land Value =								40,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.59	1.00	80	94	721
Shed: Wood Frame	9.59	1.00	80	94	721
Total Estimated Land Improvements True Cash Value =					1,443

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1946

(11) Heating System: Space Heater

Ground Area = Size for Rates = 320 SF Floor Area = 320 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	63.46	-10.81	-1.89	320	16,243

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s) 525.00 1 525

(14) Water/Sewer

Public Sewer 912.00 1 912
Well, 100 Feet 2425.00 1 2,425

(15) Built-Ins & Fireplaces

Appliance Allowance 1235.00 1 1,235

(16) Porches

WGEP (1 Story), Standard 32.69 156 5,100

(16) Deck/Balcony

Pine, Standard 6.41 80 513

County Multiplier = 1.38 => Cost New = 37,195

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 22,317
ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 29,012

2018 Est. T.C.V. 009-010-015-00 = 70,455

Est. TCV/Total Floor Area = 220.17

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
34,100	34,100	34,100	27,081	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,100	0	0	568	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
35,200	35,200	35,200	27,649	27,649	0	

009-010-019-97 2018 Est. T.C.V. BOOMS LAWRENCE & JUDY
 Property Class: 402 X W SAPPHIRE AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot	580	590			2000	100		2,000
89 Actual Front Feet, 0.20 Total Acres Total Est. Land Value =								2,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.85	1.00	120	50	591
Total Estimated Land Improvements True Cash Value =					591

2018 Est. T.C.V. 009-010-019-97 = 2,591

Est. TCV/Total Floor Area = 8.10, Most recent sale 02/24/2005 for 1,700

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,800	2,800	2,800	1,225	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,500	0	25	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,300	1,300	1,300	1,250	1,250	1,250	

009-011-025-00 2018 Est. T.C.V. BORSUM ERVIN & BETTY J
 Property Class: 401 1931 S ROSE ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
50/FF	125.00	79.11	1.0000	1.0000	50	100		6,250
125 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								6,250

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 1992

(11) Heating System: No Heating/Cooling

Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost

Other Additions/Adjustments	Rate	Size	Cost

(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	20.90	480	10,032
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 14,327

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 11,462
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 11,232

2018 Est. T.C.V. 009-011-025-00 = 17,482

Est. TCV/Total Floor Area = 0.00, Most recent sale 10/17/2017 for 11,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
11,700	11,700	11,700	4,728	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	150	3,150	0	-1,643	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,700	8,700	8,700	4,827	4,827	4,827	

009-011-025-50	2018 Est. T.C.V.	BORSUM ERVIN & BETTY J TRUST
Property Class: 402		1931 S ROSE ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
50/FF	125.00	79.11	1.0000	1.0000	50	100		6,250
125 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value = 6,250

2018 Est. T.C.V. 009-011-025-50 = 6,250

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	1,742	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
3,100	0	0	0	1,778	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,100	3,100	3,100	1,778	1,778	1,778	

009-010-019-99	2018 Est. T.C.V.	BOUGHNER DALE & JUDY &
Property Class: 402		X W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Bk Lot	580,590			2000	100		2,000
31 Actual Front Feet, 0.13 Total Acres								Total Est. Land Value = 2,000

2018 Est. T.C.V. 009-010-019-99 = 2,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 12/03/2004 for 800

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
2,500	2,500	2,500	1,205	2.10			
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,500	0	0	-205	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
1,000	1,000	1,000	1,230	1,000	1,000		

009-012-018-75	2018 Est. T.C.V.	BRANDT GREGORY A & JEANENE S TTEE
Property Class: 201		1964 S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
M66 N OF JENNIN	49.00	308.00	1.0000	0.0000	350	100*		0
COMMERCIAL \$.75/SQFT			0.35 Acres		32670	100		11,304
* denotes lines that do not contribute to the total acreage calculation.								
49 Actual Front Feet, 0.35 Total Acres								Total Est. Land Value = 11,304

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value	
Commercial/Industrial Local Cost Land Improvements						
Description	Rate	CountyMult.	Size	%Good	%Arch.Mult	Cash Value
PAVING	1.00	1.00	7100.0	88	100	6,248
Total Estimated Land Improvements True Cash Value = 6,248						

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1980

Description of Occupancy: RETAIL STORE & OFFICES

Costs are taken from the Store, Discount cost schedules.

<<<<< Calculator Cost Computations >>>>>
 Class: D Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 47.10

(10) Heating system: Package Heating & Cooling Cost/SqFt: 0.00 100%

Adjusted Square Foot Cost for Upper Floors = 47.10

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 14 Height per Story Multiplier: 0.950
 Ave. Floor Area: 3,845 Perimeter: 187 Perim. Multiplier: 0.958
 Refined Square Foot Cost for Upper Floors: 42.87

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 58.726

Total Floor Area: 3,845 Base Cost New of Upper Floors = 225,802

Reproduction/Replacement Cost = 225,802

Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 40 /100/100/100/40.0

Total Depreciated Cost = 90,321

ECF (201C COMMERCIAL GROUP C) 0.850 => TCV of Bldg: 1 = 76,773

Replacement Cost/Floor Area= 58.73 Est. TCV/Floor Area= 19.97

Total Estimated True Cash Value of Commercial/Industrial Buildings = 76,773

2018 Est. T.C.V. 009-012-018-75 = 94,325

Est. TCV/Total Floor Area = 24.53

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
45,200	45,200	45,200	45,200	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,000		0		949	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
47,200	47,200	47,200	46,149	46,149		0

009-012-018-85 2018 Est. T.C.V. BRANDT GREGORY A & JEANENE S TTEE
Property Class: 201 1964 S MOREY RD
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
M66 N OF JENNIN	60.00	309.00	1.0000	0.0000	350	100*		0
COMMERCIAL \$.75/SQFT			0.43 Acres		32670	100		13,917

* denotes lines that do not contribute to the total acreage calculation.
60 Actual Front Feet, 0.43 Total Acres Total Est. Land Value = 13,917

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value	
Commercial/Industrial Local Cost Land Improvements						
Description	Rate	CountyMult.	Size	%Good	%Arch.Mult	Cash Value
PAVING	1.00	1.00	7200.0	88	100	6,336

Total Estimated Land Improvements True Cash Value = 6,336

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1980
Description of Occupancy: PHARMACY

Costs are taken from the Store, Discount cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 49.00
(10) Heating system: Package Heating & Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 49.00

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 14 Height per Story Multiplier: 0.950
Ave. Floor Area: 6,105 Perimeter: 242 Perim. Multiplier: 0.921
Refined Square Foot Cost for Upper Floors: 42.87

County Multiplier: 1.42, Final Square Foot Cost for Upper Floors = 60.879

Total Floor Area: 6,105 Base Cost New of Upper Floors = 371,666
Reproduction/Replacement Cost = 371,666
Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 40 /100/100/100/40.0
Total Depreciated Cost = 148,667

ECF (201C COMMERCIAL GROUP C) 0.850 => TCV of Bldg: 1 = 126,367
Replacement Cost/Floor Area= 60.88 Est. TCV/Floor Area= 20.70

Total Estimated True Cash Value of Commercial/Industrial Buildings = 126,367

2018 Est. T.C.V. 009-012-018-85 = 146,620
Est. TCV/Total Floor Area = 24.02

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
69,600	69,600	69,600	69,600	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,700	0	0	1,461	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
73,300	73,300	73,300	71,061	71,061	0	

009-012-022-00 2018 Est. T.C.V. BRANNAN ROBERT A & KAREN S TRUST
 Property Class: 401 RAILROAD ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
\$65 /FF	124.16	199.56	1.0000	1.0000	65	100		8,070
124 Actual Front Feet, 0.57 Total Acres Total Est. Land Value =								8,070

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.39	1.00	512	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425
Total Estimated Land Improvements True Cash Value =					1,425

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2011

Costs are taken from the Shed, Utility, 4 Wall cost schedules.

<<<<< Calculator Cost Computations >>>>>
 Class: D,Pole Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 11.65

Adjusted Square Foot Cost for Upper Floors = 11.65

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 16 Height per Story Multiplier: 1.120
 Ave. Floor Area: 2,066 Perimeter: 192 Perim. Multiplier: 1.021
 Refined Square Foot Cost for Upper Floors: 13.32

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 18.251

Total Floor Area: 2,066 Base Cost New of Upper Floors = 37,707

Reproduction/Replacement Cost = 37,707
 Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0
 Total Depreciated Cost = 30,920

ECF (416 RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 1 = 34,012
 Replacement Cost/Floor Area= 18.25 Est. TCV/Floor Area= 16.46

Total Estimated True Cash Value of Commercial/Industrial Buildings = 34,012

2018 Est. T.C.V. 009-012-022-00 = 43,507

Est. TCV/Total Floor Area = 21.06, Most recent sale 09/03/2010 for 25,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
21,900	21,900	21,900	18,921	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-100	0	0	397	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
21,800	21,800	21,800	19,318	19,318	0	

009-011-013-00 2018 Est. T.C.V. BROWN MORRIS H
 Property Class: 401 7020 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
200 Actual Front Feet, 0.92 Total Acres Total Est. Land Value =								8,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1939

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1152 SF Floor Area = 1152 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	47.07	0.00	0.66	1152	54,985

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	525.00	1	525
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(14) Water/Sewer

Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2720.00	1	2,720

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Deck/Balcony

Treated Wood,Standard	6.30	240	1,512
Pine w/Roof,Standard	15.80	168	2,654

(17) Garages

Class:D Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	17.65	576	10,166
Common Wall: 1 Wall	-1175.00	1	-1,175
Mechanical Doors	325.00	1	325

Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	15.03	672	10,100
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 =>

Cost New = 117,228

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 70,337
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 68,930

2018 Est. T.C.V. 009-011-013-00 = 77,405

Est. TCV/Total Floor Area = 67.19, Most recent sale 10/06/2017 for 88,296

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
35,900	35,900	35,900	34,303	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,397	1,597	0	2,800	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
38,700	38,700	38,700	35,023	38,700	0

009-010-018-88	2018 Est. T.C.V.	CARROLL THOMAS G & KAY H 2014
Property Class: 401		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I 100/FF	50.00	100.19	1.0000	1.0000	100	100		5,000
50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 5,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.79	1.00	120	50	527
Total Estimated Land Improvements True Cash Value =					527

2018 Est. T.C.V. 009-010-018-88 = 5,527

Est. TCV/Total Floor Area = 4.80, Most recent sale 08/28/2012 for 5,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
2,800	2,800	2,800	1,952	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	40	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
2,800	2,800	2,800	1,992	1,992	0

009-010-006-00 2018 Est. T.C.V. CHASE NELSON R
 Property Class: 401 1930 S SCHNEIDER ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$800	45.00	322.50	1.0000	1.0000	800	100	PROGRESSION	36,000
45 Actual Front Feet, 0.33 Total Acres Total Est. Land Value =								36,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	456	0	0
D/W/P: 3.5 Concrete	3.44	1.00	45	0	0
Shed: Metal Prefab	8.98	1.00	96	50	431
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					1,381

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1973

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1215 SF Floor Area = 1215 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	64.90	0.00	1.92	405	27,062
1	Story Siding	Crawl Space	64.90	-9.29	1.92	810	46,599

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish
 Basement Recreation Finish 11.45 400 4,580

(13) Plumbing
 Average Fixture(s) 760.00 1 760

(14) Water/Sewer
 Public Sewer 1162.00 1 1,162
 Well, 100 Feet 2700.00 1 2,700

(15) Built-Ins & Fireplaces
 Appliance Allowance 1915.00 1 1,915
 Fireplace: Exterior 1 Story 3875.00 1 3,875

(16) Porches
 WPP, Standard 7.10 754 5,353

(17) Garages
 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 21.01 475 9,980
 Common Wall: 1 Wall -1300.00 1 -1,300
 Automatic Doors 375.00 1 375

County Multiplier = 1.38 => Cost New = 142,225

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 92,446
 ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 1 = 125,727

2018 Est. T.C.V. 009-010-006-00 = 163,108

Est. TCV/Total Floor Area = 134.25

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
77,600	77,600	77,600	54,170	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,000	0	1,137	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
81,600	81,600	81,600	55,307	55,307	55,307	

009-010-017-96 2018 Est. T.C.V. CHECINSKI ANDRZEJ & CHECINSKI MALGO
 Property Class: 402 S BIRCHAVEN BEACH DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS					5000	100		5,000
50 Actual Front Feet, 0.06 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.1	50	50
Total Estimated Land Improvements True Cash Value =					50

Cost Est. for Res. Bldg: 1 Single Family GRG Cls D Blt 2018

(11) Heating System: No Heating/Cooling

Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
Other Additions/Adjustments Rate Size Cost							

(13) Plumbing

3 Fixture Bath	1650.00	-1	-1,650
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County Multiplier = 1.38 => Cost New = -2,277

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/ 1/100/1.0, Depr.Cost = -23
 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 = 0

2018 Est. T.C.V. 009-010-017-96 = 5,050

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	1,537	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
2,500	0	0	2,500	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	1,569	2,500	0	

009-010-017-68 2018 Est. T.C.V. CHECINSKI ANDRZEJ & MALGORZATA
 Property Class: 402 S BIRCHAVEN BEACH DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GRP B BACK LOTS					7000	100		7,000
50 Actual Front Feet, 0.06 Total Acres Total Est. Land Value =								7,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.27	1.00	96	50	493
Total Estimated Land Improvements True Cash Value =					493

2018 Est. T.C.V. 009-010-017-68 = 7,493

Est. TCV/Total Floor Area = 0.00, Most recent sale 11/20/2005 for 3,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
3,700	3,700	3,700	3,700	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,700	3,700	3,700	3,777	3,700	0

009-010-018-97	2018 Est. T.C.V.	CHECINSKI ANDRZEJ & MARLOGORZATA
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors * .09 AC

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GRP B BACK LOTS					7000	100		7,000
75 Actual Front Feet, 0.09 Total Acres							Total Est. Land Value =	7,000

2018 Est. T.C.V. 009-010-018-97 = 7,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 01/22/2008 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
3,500	3,500	3,500	3,500	2.10				
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	0	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
3,500	3,500	3,500	3,573	3,500	0			

009-011-013-50	2018 Est. T.C.V.	CHISHOLM BRYAN F & MARY JO
Property Class: 401		7020 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	6000				6000	100		6,000
150 Actual Front Feet,	0.61	Total Acres			Total Est.		Land Value =	6,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.59	1.00	80	50	384
Total Estimated Land Improvements					True Cash Value = 384

2018 Est. T.C.V. 009-011-013-50 = 6,384

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	1,597	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
3,200	0	0	1,630	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,200	3,200	3,200	1,630	1,630	0	

009-010-017-61	2018 Est. T.C.V.	CLOVER JAMES P & LORI A
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I 100/FF	50.00	50.00	1.0000	1.0000	100	100		5,000
50 Actual Front Feet, 0.06 Total Acres								Total Est. Land Value = 5,000

2018 Est. T.C.V. 009-010-017-61 = 5,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 10/24/2014 for 4,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,500	2,500	2,500	2,500	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	2,552	2,500	0	

009-010-017-64 2018 Est. T.C.V. CLOVER JAMES P & LORI A
 Property Class: 401 S BIRCH HAVEN BEACH
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GRP B BACK LOTS					7000	100		7,000
50 Actual Front Feet, 0.10 Total Acres Total Est. Land Value =								7,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	809	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2014

(11) Heating System: Forced Air w/o Ducts

Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost

Other Additions/Adjustments	Rate	Size	Cost

(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	14.55	1165	16,951
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 23,875

Notes: 12/19/2014 NO PLUMBING - POSTED 1 TO REMOVED NEGATIVE ADJUSTMENT - TIM

Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 22,920

ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 = 25,212

2018 Est. T.C.V. 009-010-017-64 = 33,162

Est. TCV/Total Floor Area = 0.00, Most recent sale 02/14/2014 for 6,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,400	15,400	15,400	15,400	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,200	0	323	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
16,600	16,600	16,600	15,723	15,723	0	

009-010-017-73	2018 Est. T.C.V.	COEBLY JUDITH L TRUST
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS					5000	100		5,000
50 Actual Front Feet, 0.05 Total Acres							Total Est. Land Value =	5,000

2018 Est. T.C.V. 009-010-017-73 = 5,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 10/18/2004 for 3,700

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
2,800	2,800	2,800	631	2.10				
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses				
0	-300	0	13	0				
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
2,500	2,500	2,500	644	644	0			

009-011-011-00 2018 Est. T.C.V. COOPER MARK P
 Property Class: 401 7194 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
\$65 /FF	270.00	237.00	1.0000	1.0000	65	100		17,550
270 Actual Front Feet, 1.47 Total Acres Total Est. Land Value =								17,550

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.51	1.00	2200	0	0
D/W/P: 4in Ren. Conc.	3.78	1.00	200	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1965

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1216 SF Floor Area = 1216 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	57.19	-8.32	0.00	1216	59,426

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	630.00	1	630
2 Fixture Bath	1325.00	1	1,325

(14) Water/Sewer

Well, 100 Feet	2550.00	1	2,550
1000 Gal Septic	2895.00	1	2,895

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

CCP (1 Story), Standard	27.14	112	3,040
WCP (1 Story), Standard	22.62	160	3,619
WCP (1 Story), Standard	22.62	160	3,619

(16) Breezeways

Frame Wall,Finished	27.25	140	3,815
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(17) Garages

Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	18.20	480	8,736
Mechanical Doors	350.00	1	350

Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)

Base Cost	13.65	480	6,552
Mechanical Doors	350.00	1	350
Storage area over garage	3.85	120	462

Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)

Base Cost	13.65	480	6,552
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 145,847

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 94,800
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 92,904

2018 Est. T.C.V. 009-011-011-00 = 112,829

Est. TCV/Total Floor Area = 92.79, Most recent sale 10/01/1996 for 65,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
55,000	55,000	55,000	46,474	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,400	0	0	975	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
56,400	56,400	56,400	47,449	47,449	47,449	

009-010-017-74 2018 Est. T.C.V. COUGHLIN JOHN T & BERNITA M
 Property Class: 401 S BIRCHAVEN BEACH DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS					5000	100		5,000
50 Actual Front Feet, 0.06 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.78	1.00	151	95	542
Total Estimated Land Improvements True Cash Value =					542

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 2010

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost

Other Additions/Adjustments	Rate	Size	Cost

(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	15.43	912	14,072
Automatic Doors	375.00	1	375
Storage area over garage	3.95	228	901

County Multiplier = 1.38 => Cost New = 21,180

Notes: GARAGE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 20,333
 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 = 22,366

2018 Est. T.C.V. 009-010-017-74 = 27,908

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/20/2004 for 3,600

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,700	13,700	13,700	10,190	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	300	0	0	213	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,000	14,000	14,000	10,403	10,403		0

009-012-019-50	2018 Est. T.C.V.	CRISSMAN JOHN D SR TRUST
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

 Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	6000				6000	100		6,000
Residentia 3 - 7 @\$2800		14.59 Acres			2800	100		40,852
20 Actual Front Feet, 14.71 Total Acres							Total Est. Land Value =	46,852

 2018 Est. T.C.V. 009-012-019-50 = 46,852

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
25,400	25,400	25,400	7,998	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-2,000	0	0	167	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
23,400	23,400	23,400	8,165	8,165	0	

009-012-019-90 2018 Est. T.C.V. CRISSMAN FERRIN ALLISON LEIGH
 Property Class: 401 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	84.32	294.46	0.8775	1.0000	2200	100		162,785
84 Actual Front Feet, 0.57 Total Acres Total Est. Land Value =								162,785

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 0

(11) Heating System: No Heating/Cooling

Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.

Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost

Other Additions/Adjustments Rate Size Cost

(16) Deck/Balcony
 Treated Wood,Standard 8.82 80 706

(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost 23.10 390 9,009
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 13,889

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 11,806
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.450 => TCV of Bldg: 1 = 17,118

2018 Est. T.C.V. 009-012-019-90 = 180,853

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
89,800	89,800	89,800	23,841	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	600	0	500	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
90,400	90,400	90,400	24,341	24,341	0

009-012-032-00 2018 Est. T.C.V. CUPP ROBERT B JR & KATHLEEN
 Property Class: 401 1666 S ELMWOOD ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	6000				6000	100		6,000
145 Actual Front Feet, 0.33 Total Acres Total Est. Land Value =								6,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1940

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1128 SF Floor Area = 1128 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	57.99	-8.49	0.00	1128	55,836

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	630.00	1	630
3 Fixture Bath	1975.00	1	1,975

(14) Water/Sewer

Public Sewer	1025.00	1	1,025
Well, 100 Feet	2550.00	1	2,550

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
Fireplace: Exterior 1 Story	3450.00	1	3,450

(16) Deck/Balcony

Treated Wood,Standard	7.32	140	1,025
Treated Wood,Standard	6.53	254	1,659

County Multiplier = 1.38 => Cost New = 95,999

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 81,599

Separately Depreciated Items:

Square footage # 1 is depreciated at 79 %Good...	Base Cost Was =	55,836
County Multiplier = 1.38 =>	Cost New =	77,054
Phy/Ab.Phy/Func/Econ/Comb.%Good= -6/100/100/100/-6.0,	Depr.Cost =	-4,623
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 =		75,436

2018 Est. T.C.V. 009-012-032-00 = 81,436

Est. TCV/Total Floor Area = 72.20, Most recent sale 06/06/2007 for 67,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,100	40,100	40,100	32,487	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	600	0	0	682	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,700	40,700	40,700	33,169	33,169		0

009-011-001-91 2018 Est. T.C.V. DAVENPORT CHRISTINE M
 Property Class: 401 1669 S DICKERSON RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 1500/FF	90.00	593.00	0.8383	1.0000	1500	100		113,175
90 Actual Front Feet, 1.23 Total Acres Total Est. Land Value =								113,175

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	4.04	1.00	564	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 5000	5000.00	1.00	1.0	95	4,750
Total Estimated Land Improvements True Cash Value =					4,750

Cost Est. for Res. Bldg: 1 Single Family 2S Cls BC Blt 1999

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2061 SF Floor Area = 3607 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story	Siding/Bric	Basement	107.65	0.00	3.25	2061 228,565

Other Additions/Adjustments	Rate	Size	Cost
Walk out Basement Door(s)	1025.00	1	1,025

(13) Plumbing

Average Fixture(s)	Rate	Size	Cost
3 Fixture Bath	3525.00	2	7,050

(14) Water/Sewer

Public Sewer	Rate	Size	Cost
Well, 100 Feet	3050.00	1	3,050

(15) Built-Ins & Fireplaces

Appliance Allowance	Rate	Size	Cost
Fireplace: Interior 2 Story	4800.00	1	4,800
Fireplace: 2nd on Same Stack	3200.00	1	3,200

(16) Porches

CCP (1 Story), Standard	Rate	Size	Cost
WGEP (1 Story), Standard	43.43	192	8,339

(16) Deck/Balcony

Composite, Standard	Rate	Size	Cost
Composite, Standard	12.19	48	585

(17) Garages

Class:BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	Rate	Size	Cost
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	3	1,275

County Multiplier = 1.38 => Cost New = 400,660

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 320,528

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	Rate	Size	Cost
Basement Recreation Finish	13.50	1500	20,250
County Multiplier = 1.38 => Cost New = 27,945			
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 13,973			

Total Depreciated Cost = 334,501

ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 468,301

2018 Est. T.C.V. 009-011-001-91 = 586,226

Est. TCV/Total Floor Area = 162.52

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
293,100	293,100	293,100	252,529	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	5,303	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
293,100	293,100	293,100	257,832	257,832	0	

009-011-001-93	2018 Est. T.C.V.	DAVENPORT CHRISTINE M
Property Class: 402		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 1500/FF	90.00	595.32	0.8383	1.0000	1500	100		113,175
90 Actual Front Feet, 1.23 Total Acres							Total Est. Land Value =	113,175

2018 Est. T.C.V. 009-011-001-93 = 113,175

Est. TCV/Total Floor Area = 31.38

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
56,600	56,600	56,600	52,468	2.10			
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	1,101	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
56,600	56,600	56,600	53,569	53,569	0		

009-011-001-96	2018 Est. T.C.V.	DAVENPORT CHRISTINE M
Property Class: 402		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 1500/FF	85.00	207.00	0.8528	1.0000	1500	100	EASEMENT	108,737
85 Actual Front Feet, 0.40 Total Acres							Total Est. Land Value =	108,737

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 5000	5000.00	1.00	1.0	95	4,750
Total Estimated Land Improvements True Cash Value =					4,750

2018 Est. T.C.V. 009-011-001-96 = 113,487

Est. TCV/Total Floor Area = 31.46, Most recent sale 11/01/2002 for 190,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
56,700	56,700	56,700	52,568	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	1,103	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
56,700	56,700	56,700	53,671	53,671	0	

009-011-001-97	2018 Est. T.C.V.	DAVENPORT CHRISTINE M
Property Class: 401		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
50/FF	100.00	55.00	1.0000	1.0000	50	100		5,000
100 Actual Front Feet, 0.13 Total Acres								Total Est. Land Value = 5,000

2018 Est. T.C.V. 009-011-001-97 = 5,000

Est. TCV/Total Floor Area = 1.39

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,500	2,500	2,500	2,500	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	2,552	2,500	0	

009-010-017-75	2018 Est. T.C.V.	DEBOER DON
Property Class: 402		S BIRCHHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS					5000	100		5,000
50 Actual Front Feet, 0.06 Total Acres							Total Est. Land Value =	5,000

2018 Est. T.C.V. 009-010-017-75 = 5,000

Est. TCV/Total Floor Area = 1.39, Most recent sale 09/20/2004 for 3,600

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
2,800	2,800	2,800	631	2.10				
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses				
0	-300	0	13	0				
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
2,500	2,500	2,500	644	644	0			

009-010-017-83	2018 Est. T.C.V.	DEBOER DON
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS					5000	100		5,000
50 Actual Front Feet, 0.06 Total Acres								Total Est. Land Value = 5,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.75	1.00	80	50	430
Total Estimated Land Improvements True Cash Value =					430

2018 Est. T.C.V. 009-010-017-83 = 5,430

Est. TCV/Total Floor Area = 1.51

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,000	3,000	3,000	251	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-300	0	5	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,700	2,700	2,700	256	256	0	

009-010-024-90	2018 Est. T.C.V.	DEBOER DONALD
Property Class: 402		S CHIPPEWA
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
75 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	5,000

2018 Est. T.C.V. 009-010-024-90 = 5,000

Est. TCV/Total Floor Area = 1.39, Most recent sale 02/10/2014 for 10,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
2,500	2,500	2,500	2,500	2.10				
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
	0	0	0	0	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
2,500	2,500	2,500	2,552	2,500	0			

009-010-017-60	2018 Est. T.C.V.	DEBOER DONALD & JULIE
Property Class: 402		BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS					5000	100		5,000
100 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	5,000

2018 Est. T.C.V. 009-010-017-60 = 5,000

Est. TCV/Total Floor Area = 1.39, Most recent sale 01/20/2015 for 6,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
2,800	2,800	2,800	2,800	2.10				
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	-300	0	0	-300	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
2,500	2,500	2,500	2,858	2,500	0			

009-012-003-00 2018 Est. T.C.V. DEBOER ROBERT
 Property Class: 401 6780 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	470.00	648.95	1.0000	1.0000	40	100		18,800
470 Actual Front Feet, 7.00 Total Acres Total Est. Land Value =								18,800

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.00	1200	0	0
Shed: Wood Frame	10.37	1.00	160	50	830

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425
Total Estimated Land Improvements True Cash Value =					2,255

Cost Est. for Res. Bldg: 1 Single Family BI Cls C-5 Blt 1977

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1296 SF Floor Area = 2016 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	96.44	-10.60	0.00	720	61,805
1	Story Siding	Basement	61.00	0.00	0.00	576	35,136

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
2 Fixture Bath	1600.00	1	1,600

(14) Water/Sewer

Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	3085.00	1	3,085

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Deck/Balcony

Treated Wood, Standard	6.36	472	3,002
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(17) Garages

Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)

Base Cost	10.46	960	10,042
Mechanical Doors	350.00	1	350

(17) Basement Garages

Basement Garage: 2 Car	2100.00	1	2,100
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 169,525

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 118,668
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 116,294

2018 Est. T.C.V. 009-012-003-00 = 137,349

Est. TCV/Total Floor Area = 68.13

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
61,800	61,800	61,800	51,452	2.10			
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	7,944	1,044	0	196	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
68,700	68,700	68,700	52,532	52,532	52,532		

009-012-003-75	2018 Est. T.C.V.	DEBOER ROBERT
Property Class: 402		6780 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	6000				6000	100		6,000
180 Actual Front Feet,	1.10	Total Acres			Total Est.		Land Value =	6,000

2018 Est. T.C.V. 009-012-003-75 = 6,000

Est. TCV/Total Floor Area = 2.98

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	884	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
3,000	0	0	0	902	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,000	3,000	3,000	902	902	0	

009-012-003-80	2018 Est. T.C.V.	DEBOER RONALD D
Property Class: 401		6700 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 1 -	2.99	@\$5500	2.00 Acres		5500	100		11,000
			2.00 Total Acres				Total Est. Land Value =	11,000

Cost Est. for Res. Bldg: 1	Single Family	1.25S		Cls	C-5	Blt	1998
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(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 832 SF Floor Area = 1040 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	76.25	0.00	0.00	832	63,440

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
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(14) Water/Sewer

Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	3085.00	1	3,085

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WGEP (1 Story), Standard	48.08	80	3,846
WCP (1 Story), Standard	19.93	256	5,102

(17) Garages

Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	14.67	864	12,675
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 =>	Cost New =	130,028
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0,	Depr.Cost =	114,425
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 =		112,136

2018 Est. T.C.V. 009-012-003-80	=	123,136
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Est. TCV/Total Floor Area = 118.40

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
59,900	59,900	59,900	45,755	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,700	0	960	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
61,600	61,600	61,600	46,715	46,715	46,715	

009-010-037-95	2018 Est. T.C.V.	DERUITER DONALD & KAREN J TRUST
Property Class: 402		W PETERSON POINT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
50/FF	211.00	45.00	1.0000	1.0000	50	100		10,550
211 Actual Front Feet, 0.22 Total Acres								Total Est. Land Value = 10,550

2018 Est. T.C.V. 009-010-037-95 = 10,550

Est. TCV/Total Floor Area = 10.14

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,300	5,300	5,300	2,251	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	47	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,300	5,300	5,300	2,298	2,298	0	

009-010-036-00 2018 Est. T.C.V. DEVOS PATRICIA EL AL J/T
 Property Class: 401 8538 W PETERSON POINT RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP G \$1100	125.00	348.48	1.0000	1.0000	1100	100		137,500
125 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =								137,500

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.00	1800	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1975

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1080 SF Floor Area = 1080 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	66.29	0.00	0.00	1080	71,593

Other Additions/Adjustments

	Rate	Size	Cost
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

Average Fixture(s)	Rate	Size	Cost
2 Fixture Bath	1600.00	1	1,600

(14) Water/Sewer

	Rate	Size	Cost
Public Sewer	1162.00	1	1,162
Well, 100 Feet	2700.00	1	2,700

(15) Built-Ins & Fireplaces

	Rate	Size	Cost
Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 1 Story	3250.00	1	3,250

(16) Deck/Balcony

Treated Wood, Standard	Rate	Size	Cost
	7.39	160	1,182

(17) Garages

Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)

	Rate	Size	Cost
Base Cost	16.54	660	10,916
Automatic Doors	375.00	2	750
Storage area over garage	3.95	440	1,738

County Multiplier = 1.38 => Cost New = 135,712

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 88,213

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	Rate	Size	Cost
	11.45	320	3,664
County Multiplier = 1.38 => Cost New = 5,056			
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 2,528			

Total Depreciated Cost = 90,741

ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 1 = 123,408

2018 Est. T.C.V. 009-010-036-00 = 263,283

Est. TCV/Total Floor Area = 243.78

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
122,700	122,700	122,700	105,407	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,900	0	0	2,213	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
131,600	131,600	131,600	107,620	107,620	107,620	

009-011-008-00 2018 Est. T.C.V. DICK JAY M & JULIE K JT LIV TRUST
 Property Class: 201 7346 W JENNINGS RD
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
296 Actual Front Feet, 0.79 Total Acres Total Est. Land Value =								8,000

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2008

Costs are taken from the Shed, Equipment, 4 Wall cost schedules.

<<<<< Calculator Cost Computations >>>>>
 Class: D Quality: Good Percent Adj: +0

Base Rate for Upper Floors = 23.70

Adjusted Square Foot Cost for Upper Floors = 23.70

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 10 Height per Story Multiplier: 1.000
 Ave. Floor Area: 1,213 Perimeter: 140 Perim. Multiplier: 1.080
 Refined Square Foot Cost for Upper Floors: 25.60

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 35.067

Total Floor Area: 1,213 Base Cost New of Upper Floors = 42,536

Reproduction/Replacement Cost = 42,536
 Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0
 Total Depreciated Cost = 34,879

ECF (201A GENERAL COMMERCIAL) 1.120 => TCV of Bldg: 1 = 39,065
 Replacement Cost/Floor Area= 35.07 Est. TCV/Floor Area= 32.21

Total Estimated True Cash Value of Commercial/Industrial Buildings = 39,065

2018 Est. T.C.V. 009-011-008-00 = 47,065

Est. TCV/Total Floor Area = 38.80, Most recent sale 08/11/2011 for 35,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
22,800	22,800	22,800	18,907	2.10		
2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	700	0	0	397	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
23,500	23,500	23,500	19,304	19,304	0	

009-010-025-95 2018 Est. T.C.V. DICKERSON ERIC A & MARIANNE
Property Class: 401 8508 W JENNINGS RD
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA
* Factors *
Description Frontage Depth Front Depth Rate %Adj. Reason Value
GROUP I \$500 100.00 330.00 0.7846 1.0000 500 100 39,229
100 Actual Front Feet, 0.76 Total Acres Total Est. Land Value = 39,229

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000
Description Rate CountyMult. Size %Good Cash Value
D/W/P: Asphalt Paving 1.51 1.00 2600 45 1,767
Shed: Wood Frame 7.55 1.00 352 74 1,967
Total Estimated Land Improvements True Cash Value = 3,734

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 1998

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 2048 SF Floor Area = 2560 SF.
Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
1.25 Story Siding Basement 69.15 0.00 0.00 2048 141,619

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish
Basement Recreation Finish 11.45 1786 20,450

(13) Plumbing
Average Fixture(s) 760.00 1 760
3 Fixture Bath 2400.00 1 2,400

(14) Water/Sewer
Public Sewer 1162.00 1 1,162
Well, 100 Feet 2700.00 1 2,700

(15) Built-Ins & Fireplaces
Appliance Allowance 1915.00 1 1,915

(17) Garages
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)
Base Cost 20.15 520 10,478
Common Wall: 1 Wall -1300.00 1 -1,300

County Multiplier = 1.38 => Cost New = 248,654

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0, Depr.Cost = 218,815

Separately Depreciated Items:

(16) Porches
CCP (1 Story), Standard 31.93 80 2,554
County Multiplier = 1.38 => Cost New = 3,525
Phy/Ab.Phy/Func/Econ/Comb.%Good= 89/100/100/100/89.0, Depr.Cost = 3,137

(16) Deck/Balcony
Pine,Standard 4.85 943 4,574
County Multiplier = 1.38 => Cost New = 6,311
Phy/Ab.Phy/Func/Econ/Comb.%Good= 74/100/100/100/74.0, Depr.Cost = 4,671

Total Depreciated Cost = 226,623
ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 1 = 308,207

2018 Est. T.C.V. 009-010-025-95 = 351,170
Est. TCV/Total Floor Area = 137.18, Most recent sale 07/01/1997 for 62,900
2017 Assessed MBOR S.E.V. Base for Cap C.P.I.
168,800 168,800 168,800 137,581 2.10
2018 New Eq. Adjustment Loss Additions Tax Adjustment Losses
0 6,800 0 0 2,889 0
2018 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT
175,600 175,600 175,600 140,470 140,470 140,470

009-010-018-89	2018 Est. T.C.V.	DODD GEORGE G & VIRGINIA E
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> Back Lots	600				6000	100		6,000
100 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	6,000

2018 Est. T.C.V. 009-010-018-89 = 6,000

Est. TCV/Total Floor Area = 2.34, Most recent sale 11/17/2008 for 10,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
3,000	3,000	3,000	3,000	2.10			
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
3,000	3,000	3,000	3,063	3,000	0		

009-010-018-90	2018 Est. T.C.V.	DONNER LIVING TRUST
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GRP B BACK LOTS					7000	100		7,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	7,000

2018 Est. T.C.V. 009-010-018-90 = 7,000

Est. TCV/Total Floor Area = 2.73, Most recent sale 11/21/2007 for 7,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
3,500	3,500	3,500	3,500	2.10				
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
	0	0	0	0	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
3,500	3,500	3,500	3,573	3,500	0			

009-012-019-52 2018 Est. T.C.V. DOPP STEVEN & MISTY
 Property Class: 401 6874 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	72.00	258.00	0.9129	1.0000	2200	100		144,599
64 Actual Front Feet, 0.45 Total Acres Total Est. Land Value =								144,599

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.56	1.00	216	50	1,032
Shed: Wood Frame	11.06	1.00	120	50	663

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					2,646

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1995

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1056 SF Floor Area = 1056 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	66.55	-9.64	0.00	1056	60,097

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400

(14) Water/Sewer

Public Sewer	1162.00	1	1,162
Well, 100 Feet	2700.00	1	2,700

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WPP, Standard	10.39	216	2,244
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(16) Deck/Balcony

Treated Wood,Standard	6.97	216	1,506
Treated Wood,Standard	6.89	233	1,605

County Multiplier = 1.38 => Cost New = 102,657

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 82,126
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 123,188

2018 Est. T.C.V. 009-012-019-52 = 270,433

Est. TCV/Total Floor Area = 256.09, Most recent sale 12/30/2014 for 215,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
131,100	131,100	131,100	113,043	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,100	0	2,373	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
135,200	135,200	135,200	115,416	115,416	0	

009-010-025-00 2018 Est. T.C.V. DOWN PAUL A & DAO NOI
 Property Class: 401 8638 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	250.00	304.92	0.5693	1.0000	500	100		71,166
250 Actual Front Feet, 17.50 Total Acres Total Est. Land Value =								71,166

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.00	2466	0	0
Shed: Wood Frame	8.48	1.00	352	94	2,806

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 10000	10000.00	1.00	1.0	95	9,500
Total Estimated Land Improvements True Cash Value =					12,306

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+10 Blt 1930

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 2104 SF Floor Area = 2104 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	65.93	-8.83	0.00	825	47,108
1	Story Siding	Slab	65.93	-11.06	0.00	1279	70,179

Other Additions/Adjustments

Rate Size Cost

(13) Plumbing

Average Fixture(s)	760.00	1	760
2 Fixture Bath	1600.00	1	1,600

(14) Water/Sewer

Public Sewer	1162.00	1	1,162
Well, 100 Feet	2700.00	1	2,700

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Exterior 1 Story	3875.00	2	7,750

(16) Porches

WCP (1 Story), Standard	20.26	243	4,923
CCP (1 Story), Standard	16.71	537	8,973

(16) Deck/Balcony

Treated Wood, Standard	6.43	422	2,713
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(17) Garages

Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)

Base Cost	10.13	1456	14,749
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Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	13.50	1456	19,656
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>

Cost New = 254,663

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 165,531
 ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 1 = 225,122

2018 Est. T.C.V. 009-010-025-00 = 308,594

Est. TCV/Total Floor Area = 146.67

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
149,300	149,300	149,300	136,432	2.10		
2018 New Eq. Adjustment	Loss	Loss	Additions	Tax Adjustment	Losses	
0	5,000	0	0	2,865	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
154,300	154,300	154,300	139,297	139,297	0	

009-010-025-90	2018 Est. T.C.V.	DOWN PAUL A & DAO NOI
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

 Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	100.00	334.00	0.7846	1.0000	500	100		39,229
100 Actual Front Feet, 0.77 Total Acres								Total Est. Land Value =
								39,229

 2018 Est. T.C.V. 009-010-025-90 = 39,229

Est. TCV/Total Floor Area = 18.64

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
19,600	19,600	19,600	19,600	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,600	19,600	19,600	20,011	19,600	0	

009-012-037-95	2018 Est. T.C.V.	DRAGHT WILLIAM ET AL
Property Class: 402		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	70.00	100.00	1.0000	1.0000	40	100		2,800
70 Actual Front Feet, 0.16 Total Acres								Total Est. Land Value = 2,800

2018 Est. T.C.V. 009-012-037-95 = 2,800

Est. TCV/Total Floor Area = 1.33

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,400	1,400	1,400	1,400	2.10		
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	0	0	0	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,400	1,400	1,400	1,429	1,400	0	

009-012-001-00	2018 Est. T.C.V.	DUTCHMAN PROPERTIES LLC
Property Class: 102		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2014 30 - 65 ACRES			33.49 Acres		3600	100		120,564
			33.49 Total Acres				Total Est. Land Value =	120,564

2018 Est. T.C.V. 009-012-001-00 = 120,564

Est. TCV/Total Floor Area = 57.30, Most recent sale 01/01/2004 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
60,300	60,300	60,300	36,771	2.10			
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	772	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
60,300	60,300	60,300	37,543	37,543	37,543		

009-010-011-00 2018 Est. T.C.V. ELLIS JO ANNE DENSER
 Property Class: 401 1736 S SCHNEIDER ST
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
NON SUB LK FRNT	100.00	264.00	1.0000	1.0000	1000	100		100,000
100 Actual Front Feet, 0.61 Total Acres Total Est. Land Value =								100,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	7.44	1.00	240	94	1,678
Total Estimated Land Improvements True Cash Value =					1,678

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1956

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 812 SF Floor Area = 812 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	50.91	0.00	-0.78	572	28,674
1	Story Siding	Crawl Space	50.91	-8.92	-0.78	240	9,890

Other Additions/Adjustments	Rate	Size	Cost
Walk out Basement Door(s)	625.00	1	625

(13) Plumbing	Rate	Size	Cost
Average Fixture(s)	525.00	1	525

(14) Water/Sewer	Rate	Size	Cost
Public Sewer	912.00	1	912
Well, 100 Feet	2425.00	1	2,425

(15) Built-Ins & Fireplaces	Rate	Size	Cost
Appliance Allowance	1235.00	1	1,235
Fireplace: Exterior 1 Story	3050.00	1	3,050

(16) Porches	Rate	Size	Cost
CSEP (1 Story), Standard	26.44	160	4,230
WPP, Standard	13.74	96	1,319

(16) Deck/Balcony	Rate	Size	Cost
Treated Wood, Standard	13.47	24	323

County Multiplier = 1.38 => Cost New = 73,429

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 44,057
 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 57,275

2018 Est. T.C.V. 009-010-011-00 = 158,953

Est. TCV/Total Floor Area = 195.75

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
72,300	72,300	72,300	62,887	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,200	0	0	1,320	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
79,500	79,500	79,500	64,207	64,207	0	

009-010-008-95	2018 Est. T.C.V.	ELLIS ROBERT T
Property Class: 402		S SCHNEIDER ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors * IRREGULAR SHAPE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	6000				6000	100		6,000
40 Actual Front Feet, 0.37 Total Acres							Total Est. Land Value =	6,000

2018 Est. T.C.V. 009-010-008-95	=	6,000			
Est. TCV/Total Floor Area =	7.39				
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
3,500	3,500	3,500	1,390	2.10	
2018 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses
0	-500	0	0	29	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,000	3,000	3,000	1,419	1,419	0

009-010-012-00	2018 Est. T.C.V.	ELLIS ROBERT T
Property Class: 401		1738 S SCHNEIDER ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A	\$5000				5000	100		5,000
40 Actual Front Feet, 0.08 Total Acres								Total Est. Land Value = 5,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	8.05	1.00	60	45	217
Total Estimated Land Improvements True Cash Value =					217

Cost Est. for Res. Bldg: 1 Single Family 1S C1s D B1t 1942

(11) Heating System: Space Heater

Ground Area = Size for Rates = 348 SF Floor Area = 348 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	63.46	-10.81	-1.89	348	17,664

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	525.00	1	525
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(14) Water/Sewer

Public Sewer	912.00	1	912
Well, 100 Feet	2425.00	1	2,425

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Deck/Balcony

Treated Wood, Standard	7.70	96	739
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County Multiplier = 1.38 => Cost New = 32,431

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 19,459
 ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 1.000 => TCV of Bldg: 1 = 19,459

2018 Est. T.C.V. 009-010-012-00 = 24,676

Est. TCV/Total Floor Area = 70.91

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
12,100	12,100	12,100	11,123	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	233	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
12,300	12,300	12,300	11,356	11,356	0

009-010-026-50 2018 Est. T.C.V. EVANS ROBERT & JILL
 Property Class: 401 8720 W PETERSON POINT RD
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$800	85.00	179.37	0.9008	1.0000	800	100		61,253
85 Actual Front Feet, 0.35 Total Acres Total Est. Land Value =								61,253

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1991

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 780 SF Floor Area = 1170 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	90.11	-10.44	0.00	780	62,143

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
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(14) Water/Sewer

Public Sewer	1162.00	1	1,162
Well, 100 Feet	2700.00	1	2,700

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Deck/Balcony

Treated Wood,Standard	7.01	208	1,458
Treated Wood,Standard	14.72	24	353

(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	19.20	576	11,059
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 113,022

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 84,767
 ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 1 = 115,283

2018 Est. T.C.V. 009-010-026-50 = 176,536

Est. TCV/Total Floor Area = 150.89, Most recent sale 08/11/2016 for 174,600

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
86,300	86,300	86,300	86,300	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,000	0	1,812	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
88,300	88,300	88,300	88,112	88,112	0	

009-010-018-96 2018 Est. T.C.V. FERGUSON DAVID C & ROSE MARY (TTEE)
 Property Class: 401 S BIRCHAVEN BEACH DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS					5000	100		5,000
47 Actual Front Feet, 0.05 Total Acres Total Est. Land Value =								5,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 2004

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 241 SF Floor Area = 241 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	63.46	-15.67	0.48	241	11,633

Other Additions/Adjustments	Rate	Size	Cost
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(16) Porches

WCP (1 Story), Shallow	23.28	72	1,676
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County Multiplier = 1.38 => Cost New = 18,367

Notes: SHED/SLEEPING

Phy/Ab.Phy/Func/Econ/Comb.%Good= 91/100/100/100/91.0,	Depr.Cost =	16,714
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 =		16,379

2018 Est. T.C.V. 009-010-018-96 = 21,379

Est. TCV/Total Floor Area = 88.71

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,700	10,700	10,700	5,473	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	114	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,700	10,700	10,700	5,587	5,587	0	

009-010-018-98	2018 Est. T.C.V.	FERGUSON DAVID C & ROSE MARY (TTEE)
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS					5000	100		5,000
50 Actual Front Feet, 0.06 Total Acres								Total Est. Land Value = 5,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.24	1.00	160	50	739
Total Estimated Land Improvements True Cash Value =					739

2018 Est. T.C.V. 009-010-018-98 = 5,739

Est. TCV/Total Floor Area = 23.81, Most recent sale 02/01/2003 for 2,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,100	3,100	3,100	959	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-200	0	20	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,900	2,900	2,900	979	979	0	

009-012-035-00	2018 Est. T.C.V.	FERRICK BRIAN & KARYN
Property Class: 402		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS					5000	100		5,000
55 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	5,000

2018 Est. T.C.V. 009-012-035-00 = 5,000

Est. TCV/Total Floor Area = 20.75

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
2,800	2,800	2,800	1,534	2.10			
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-300	0	0	32	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
2,500	2,500	2,500	1,566	1,566	0		

009-010-017-81 2018 Est. T.C.V. FINK ARNOLD
 Property Class: 402 S BIRCHAVEN BEACH DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GRP B BACK LOTS					7000	100		7,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								7,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2013

(11) Heating System: No Heating/Cooling

Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
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Other Additions/Adjustments	Rate	Size	Cost
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(16) Deck/Balcony

Roof Cover Only,Standard	9.80	282	2,764
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(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	16.07	834	13,402
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 22,827

Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 21,913
 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 = 24,105

2018 Est. T.C.V. 009-010-017-81 = 32,055

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
15,800	15,800	15,800	12,558	2.10	
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	200	0	0	263	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
16,000	16,000	16,000	12,821	12,821	0

009-010-017-65 2018 Est. T.C.V. FINK ARNOLD & CAROLE
 Property Class: 402 S BIRCHAVEN BEACH DR
 Map #: LAKE TOWNSHIP ,

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS					5000	100		5,000
50 Actual Front Feet, 0.06 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.02	1.00	64	50	321
Total Estimated Land Improvements True Cash Value =					321

2018 Est. T.C.V. 009-010-017-65 = 5,321

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,900	2,900	2,900	1,541	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-200	0	32	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,700	2,700	2,700	1,573	1,573	0	

009-010-017-67	2018 Est. T.C.V.	FISH SALLIE TRUST
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
* Factors * PART OF LOT

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I 100/FF	15.00	50.00	1.0000	1.0000	100	100		1,500
15 Actual Front Feet, 0.02 Total Acres Total Est. Land Value =								1,500

2018 Est. T.C.V. 009-010-017-67	=	1,500				
Est. TCV/Total Floor Area = 0.00, Most recent sale 12/03/2004 for 750						
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
800	800	800	425	2.10		
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	8	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
800	800	800	433	433	0	

009-010-017-71	2018 Est. T.C.V.	FISH SALLIE TRUST
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GRP B BACK LOTS					7000	100		7,000
50 Actual Front Feet, 0.10 Total Acres							Total Est. Land Value =	7,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.23	1.00	64	95	683
Total Estimated Land Improvements True Cash Value =					683

2018 Est. T.C.V. 009-010-017-71 = 7,683

Est. TCV/Total Floor Area = 0.00, Most recent sale 04/25/2005 for 5,200

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,800	3,800	3,800	3,124	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	65	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,800	3,800	3,800	3,189	3,189	0	

009-010-017-79 2018 Est. T.C.V. FLEISCHMAN JOSEPH & SUSAN
 Property Class: 401 S BIRCHAVEN BEACH DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GRP B BACK LOTS					7000	100		7,000
50 Actual Front Feet, 0.06 Total Acres Total Est. Land Value =								7,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.00	360	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2011

(11) Heating System: No Heating/Cooling

Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost

Other Additions/Adjustments	Rate	Size	Cost

(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	17.17	730	12,534
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 17,815

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 16,924
 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 = 18,616

2018 Est. T.C.V. 009-010-017-79 = 26,091

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/01/2002 for 3,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,700	12,700	12,700	10,522	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	300	0	0	220	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,000	13,000	13,000	10,742	10,742		0

009-010-039-30 2018 Est. T.C.V. FLINT CHARLES & TERI A
 Property Class: 401 8452 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
NON SUB LK FRNT	100.00	757.20	1.0000	1.0000	1000	100		100,000
GROUP J 250	156.00	757.20	0.6189	1.0000	250	100		24,138
256 Actual Front Feet, 4.45 Total Acres Total Est. Land Value =								124,138

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	5300	0	0
D/W/P: Asphalt Paving	1.61	1.00	2630	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 10000	10000.00	1.00	1.0	95	9,500
Total Estimated Land Improvements True Cash Value =					9,500

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+10 Blt 1962

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1884 SF Floor Area = 1884 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	66.87	0.00	0.00	1260	84,256
1	Story Siding	Slab	66.87	-11.32	0.00	624	34,663

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish
 Basement Recreation Finish 11.45 1118 12,801

(13) Plumbing
 Average Fixture(s) 760.00 1 760
 3 Fixture Bath 2400.00 1 2,400

(14) Water/Sewer
 Public Sewer 1162.00 1 1,162
 Well, 100 Feet 2700.00 1 2,700

(15) Built-Ins & Fireplaces
 Appliance Allowance 1915.00 1 1,915
 Fireplace: Interior 1 Story 3250.00 1 3,250

(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost 14.55 1120 16,296
 Common Wall: 1 Wall -1300.00 1 -1,300
 Mechanical Doors 350.00 3 1,050

Class:C Exterior: Pole Foundation: 42 Inch (Unfinished)

Base Cost 10.91 2000 21,820
 Mechanical Doors 350.00 2 700

County Multiplier = 1.38 => Cost New = 251,813

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 163,679

Separately Depreciated Items:

Unit-in-Place Cost Items:

BOAT HOUSE (BY SQ FT 3.75 480 1,800
 County Multiplier = 1.38 => Cost New = 2,484
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 1,764

Total Depreciated Cost = 165,442
 ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 1 = 225,002

2018 Est. T.C.V. 009-010-039-30 = 358,640

Est. TCV/Total Floor Area = 190.36, Most recent sale 07/01/1998 for 410,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
169,400	169,400	169,400	158,641	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,900	0	0	3,331	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
179,300	179,300	179,300	161,972	161,972	161,972	

009-010-017-82	2018 Est. T.C.V.	FORCHE KURT D & JEANNETTE L TRUST
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS					5000	100		5,000
50 Actual Front Feet, 0.06 Total Acres							Total Est. Land Value =	5,000

2018 Est. T.C.V. 009-010-017-82 = 5,000

Est. TCV/Total Floor Area = 2.65, Most recent sale 05/16/2014 for 183,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
2,800	2,800	2,800	2,800	2.10				
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	-300	0	0	-300	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
2,500	2,500	2,500	2,858	2,500	0			

009-010-024-95	2018 Est. T.C.V.	GAESCHKE GERALD G & SHEILA A
Property Class: 402		S CHIPPEWA AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & EQ RATE			0.240	Acres	12,000	100		2,880
		0.24	Total Acres				Total Est. Land Value =	2,880

2018 Est. T.C.V. 009-010-024-95 = 2,880

Est. TCV/Total Floor Area = 1.53, Most recent sale 05/09/2012 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,400	1,400	1,400	1,400	2.10		
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	0	0	0	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,400	1,400	1,400	1,429	1,400	0	

009-011-001-95 2018 Est. T.C.V. GAFFNEY SUZANNE
 Property Class: 401 1675 S DICKERSON RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
70 Actual Front Feet, 0.31 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.12	1.00	302	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D+10 Blt 2015

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 2339 SF Floor Area = 2339 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	46.07	-7.36	0.72	2339	92,227

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	525.00	1	525
3 Fixture Bath	1650.00	2	3,300

(14) Water/Sewer

Public Sewer	912.00	1	912
Well, 200 Feet	4400.00	1	4,400

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

CCP (1 Story), Standard	29.08	82	2,385
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(17) Garages

Class:D Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	17.61	806	14,194
Common Wall: 2 Wall	-2375.00	1	-2,375

County Multiplier = 1.38 => Cost New = 161,187

Notes: ADAPTIVE HOME SIZE IS ATYPICAL TO RURAL HOME MEDIAN SQUARE FEET

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 153,127
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 150,065

2018 Est. T.C.V. 009-011-001-95 = 156,015

Est. TCV/Total Floor Area = 66.70, Most recent sale 12/01/1996 for 55,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
75,700	75,700	75,700	75,700	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,300	0	1,589	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
78,000	78,000	78,000	77,289	77,289	77,289	

009-010-018-94	2018 Est. T.C.V.	GLASS CASEY R & JENNIFER S TRUST
Property Class: 402		S BIRCHAVEN BEACH
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS					5000	100		5,000
70 Actual Front Feet, 0.07 Total Acres					Total Est. Land Value =			5,000

2018 Est. T.C.V. 009-010-018-94 = 5,000

Est. TCV/Total Floor Area = 2.14

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
2,800	2,800	2,800	631	2.10			
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-300	0	0	13	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
2,500	2,500	2,500	644	644	0		

009-011-007-00 2018 Est. T.C.V. GRANADOS JESUS PONCE
 Property Class: 401 7640 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$2000	29.49	Acres	2000	100		58,980
29.49 Total Acres Total Est. Land Value =								58,980

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	8.90	1.00	100	66	587
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,962

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C-5 Blt 1973

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1232 SF Floor Area = 1778 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Slab	89.32	-10.72	0.00	728	57,221
1	Story Siding	Slab	61.52	-10.72	0.00	504	25,603

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
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(14) Water/Sewer

Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	3085.00	1	3,085

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 1 Story	3250.00	1	3,250

(16) Porches

CGEP (1 Story), Standard	30.71	240	7,370
CCP (1 Story), Standard	26.04	132	3,437

(17) Garages

Class:C Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	16.30	1392	22,690
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 177,649

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 124,354
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 121,867

2018 Est. T.C.V. 009-011-007-00 = 183,809

Est. TCV/Total Floor Area = 103.38, Most recent sale 08/31/2005 for 225,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
90,000	90,000	90,000	72,812	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,900	0	0	1,529	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
91,900	91,900	91,900	74,341	74,341	0	

009-010-009-00 2018 Est. T.C.V. GRAY NORMA L FAMILY TRUST
 Property Class: 401 1970 S SCHNEIDER ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$800	75.00	200.11	0.9352	1.0000	800	100		56,115
75 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								56,115

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	300	0	0
D/W/P: 4in Concrete	3.61	1.00	160	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1990

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1124 SF Floor Area = 1124 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	65.81	0.00	0.00	1124	73,970

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
2 Fixture Bath	1600.00	1	1,600

(14) Water/Sewer

Public Sewer	1162.00	1	1,162
Well, 100 Feet	2700.00	1	2,700

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CCP (1 Story), Standard	38.96	48	1,870
WGEP (1 Story), Standard	35.66	156	5,563

(17) Garages

Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	16.02	768	12,303
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 141,510

Phy/Ab.Phy/Func/Econ/Comb.%Good= 72/100/100/100/72.0, Depr.Cost = 101,888
 ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 1 = 138,567

2018 Est. T.C.V. 009-010-009-00 = 195,632

Est. TCV/Total Floor Area = 174.05

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
100,700	100,700	100,700	67,240	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,900	0	0	1,412	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
97,800	97,800	97,800	68,652	68,652	68,652	

009-012-037-85 2018 Est. T.C.V. GREMEL GARY D & MONICA M
 Property Class: 402 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	100.08	100.11	1.0000	1.0000	40	100		4,003
40/FF	75.00	100.00	1.0000	1.0000	40	100		3,000
175 Actual Front Feet, 0.40 Total Acres Total Est. Land Value =								7,003

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	705	0	0
Fencing: Wd, Solid, 6 ft.	16.41	1.00	66	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.5	100	3,750
Total Estimated Land Improvements True Cash Value =					3,750

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2017

(11) Heating System: No Heating/Cooling

Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
3 Fixture Bath	2400.00	-1	-2,400
(16) Deck/Balcony			
Roof Cover Only,Standard	8.15	672	5,477
(17) Garages			
Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	10.13	2304	23,340
Automatic Doors	375.00	3	1,125
Storage area over garage	3.95	648	2,560

County Multiplier = 1.38 => Cost New = 41,539

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 41,124
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 40,301

2018 Est. T.C.V. 009-012-037-85 = 51,054

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500	3,500	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
22,000	0	22,000	0	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
25,500	25,500	25,500	25,573	25,500	0	

009-010-017-77 2018 Est. T.C.V. GRIER R DIXON & PATRICIA A TRUST
 Property Class: 401 S BIRCHAVEN BEACH DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GRP B BACK LOTS					7000	100		7,000
50 Actual Front Feet, 0.06 Total Acres Total Est. Land Value =								7,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	320	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2006

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 0 SF Floor Area = 512 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Overhang	49.33	0.00	0.00	512	25,257

Other Additions/Adjustments Rate Size Cost

(1) Exterior
 Stone Veneer 10.25 50 513

(13) Plumbing
 Average Fixture(s) 760.00 1 760

(14) Water/Sewer
 Public Sewer 1162.00 1 1,162
 Well, 100 Feet 2700.00 1 2,700

(15) Built-Ins & Fireplaces
 Appliance Allowance 1915.00 1 1,915

(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost 19.67 768 15,107
 Automatic Doors 375.00 2 750

County Multiplier = 1.38 => Cost New = 66,465

Phy/Ab.Phy/Func/Econ/Comb.%Good= 91/100/100/100/91.0, Depr.Cost = 60,483
 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 = 66,531

2018 Est. T.C.V. 009-010-017-77 = 74,481

Est. TCV/Total Floor Area = 145.47, Most recent sale 06/25/2004 for 3,700

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
35,700	35,700	35,700	27,352	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,500	0	0	574	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
37,200	37,200	37,200	27,926	27,926	0	0

009-012-005-20	2018 Est. T.C.V.	GUNNERSON MATTHEW
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	6000				6000	100		6,000
195 Actual Front Feet,	0.34	Total Acres			Total Est.		Land Value =	6,000

2018 Est. T.C.V. 009-012-005-20 = 6,000

Est. TCV/Total Floor Area = 11.72

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500	1,390	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-500	0	0	29	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,000	3,000	3,000	1,419	1,419	0	

009-010-007-00 2018 Est. T.C.V. GWISDALA ROBERT A & LORI
 Property Class: 401 1960 S SCHNEIDER ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$800	73.00	269.00	0.9429	1.0000	800	100		55,063
73 Actual Front Feet, 0.45 Total Acres Total Est. Land Value =								55,063

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.00	1920	0	0
Shed: Wood Frame	12.07	1.00	80	50	483

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,858

Cost Est. for Res. Bldg: 1 Single Family BI Cls C Blt 1975

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1120 SF Floor Area = 1872 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
Bi-Level	Siding	Bi-Lev. 60%	84.89	-3.65	0.00	1120	90,989
1	Story Siding	Overhang	38.24	0.00	0.00	80	3,059

Other Additions/Adjustments Rate Size Cost

(1) Exterior
 Brick Veneer 8.25 128 1,056

(13) Plumbing
 Average Fixture(s) 760.00 1 760
 3 Fixture Bath 2400.00 1 2,400

(14) Water/Sewer
 Public Sewer 1162.00 1 1,162
 Well, 100 Feet 2700.00 1 2,700

(15) Built-Ins & Fireplaces
 Appliance Allowance 1915.00 1 1,915
 Fireplace: Interior 2 Story 3825.00 1 3,825

(16) Porches
 CCP (1 Story), Standard 61.14 20 1,223

(16) Deck/Balcony
 Treated Wood, Standard 6.50 354 2,301

County Multiplier = 1.38 => Cost New = 153,718

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 99,917
 ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 1 = 135,887

2018 Est. T.C.V. 009-010-007-00 = 193,808

Est. TCV/Total Floor Area = 103.53, Most recent sale 08/01/1998 for 132,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
91,700	91,700	91,700	80,856	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,200	0	0	1,697	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
96,900	96,900	96,900	82,553	82,553	0

009-012-024-00	2018 Est. T.C.V.	HALL ROBERT & ABBEY
Property Class: 402		RAILROAD ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	6000				6000	100		6,000
120 Actual Front Feet,	0.28	Total Acres			Total Est.		Land Value =	6,000

2018 Est. T.C.V. 009-012-024-00 = 6,000

Est. TCV/Total Floor Area = 3.21, Most recent sale 11/01/2006 for 3,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
3,500	3,500	3,500	3,074	2.10				
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	-500	0	0	-74	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
3,000	3,000	3,000	3,138	3,000	3,000			

009-012-025-00	2018 Est. T.C.V.	HALL ROBERT & ABBEY NICOLE
Property Class: 401		1701 S OAKWOOD AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
57 Actual Front Feet, 0.57 Total Acres								Total Est. Land Value = 8,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	1600	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.5	95	3,563
Total Estimated Land Improvements True Cash Value =					3,563

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+5 Blt 2005

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1731 SF Floor Area = 2164 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story	Siding					
		Basement	74.29	0.00	2.55	1152	88,520
1.25	Story	Siding					
		Crawl Space	74.29	-8.87	2.55	579	39,355

Other Additions/Adjustments	Rate	Size	Cost
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(9) Basement Finish

Basement Recreation Finish	11.45	972	11,129
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(13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400
2 Fixture Bath	1600.00	1	1,600

(14) Water/Sewer

Public Sewer	1162.00	1	1,162
Well, 100 Feet	2700.00	1	2,700

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Exterior 1 Story	3875.00	1	3,875

(16) Porches

CCP (1 Story), Standard	26.30	128	3,366
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(16) Deck/Balcony

Treated Wood, Standard	6.70	284	1,903
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(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	18.40	624	11,482
Automatic Doors	375.00	2	750
Storage area over garage	3.95	312	1,232

County Multiplier = 1.38 => Cost New = 237,565

Phy/Ab.Phy/Func/Econ/Comb.%Good= 92/100/100/100/92.0,	Depr.Cost = 218,560
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 =	214,189

2018 Est. T.C.V. 009-012-025-00 = 225,752

Est. TCV/Total Floor Area = 104.32, Most recent sale 03/10/2005 for 8,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
95,200	95,200	95,200	69,847	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
14,400	3,967	14,400	973	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
112,900	112,900	112,900	85,713	85,713	85,713

009-012-025-80	2018 Est. T.C.V.	HALL ROBERT & ABBEY NICOLE
Property Class: 401		S OAKWOOD AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	5,000

2018 Est. T.C.V. 009-012-025-80 = 5,000

Est. TCV/Total Floor Area = 2.31

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	493	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
2,500	0	0	0	503	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	503	503	0	

009-010-018-92	2018 Est. T.C.V.	HAMILTON JOSEPH & AMY
Property Class: 402		S BIRCHAVEN BEACH
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS					5000	100		5,000
50 Actual Front Feet, 0.06 Total Acres							Total Est. Land Value =	5,000

2018 Est. T.C.V. 009-010-018-92 = 5,000

Est. TCV/Total Floor Area = 2.31, Most recent sale 12/03/2004 for 3,700

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
2,800	2,800	2,800	756	2.10				
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses				
0	-300	0	15	0				
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
2,500	2,500	2,500	771	771	0			

009-012-005-60	2018 Est. T.C.V.	HARTFORD MICHAEL R & JANET E
Property Class: 402		W RAILROAD ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$2800		10.01	Acres		2800	100		28,028
		10.01	Total Acres				Total Est. Land Value =	28,028

2018 Est. T.C.V. 009-012-005-60 = 28,028

Est. TCV/Total Floor Area = 12.95

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,000	15,000	15,000	5,818	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,000	0	0	122	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,000	14,000	14,000	5,940	5,940	5,940	

009-012-028-00 2018 Est. T.C.V. HARTFORD MICHAEL R & JANET E
 Property Class: 401 6405 RAILROAD ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	6000				6000	100		6,000
111 Actual Front Feet, 0.26 Total Acres Total Est. Land Value =								6,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	800	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-5 Blt 1980

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1906 SF Floor Area = 1906 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	57.68	0.00	0.00	1906	109,938

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400

(14) Water/Sewer

Public Sewer	1162.00	1	1,162
Well, 100 Feet	2700.00	1	2,700

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Exterior 1 Story	3875.00	1	3,875

(16) Porches

WPP, Standard	7.40	560	4,144
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(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	17.35	1164	20,195
Common Wall: 2 Wall	-2575.00	1	-2,575
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 200,396

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 140,277
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 137,472

2018 Est. T.C.V. 009-012-028-00 = 144,422

Est. TCV/Total Floor Area = 75.77

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
70,600	70,600	70,600	51,558	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,600	0	1,082	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
72,200	72,200	72,200	52,640	52,640	52,640	

009-010-030-00 2018 Est. T.C.V. HAWLEY GALE E & DENISE L
 Property Class: 401 8788 W PETERSON POINT RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$800	50.00	153.00	1.0000	1.0000	800	100		40,000
50 Actual Front Feet, 0.18 Total Acres Total Est. Land Value =								40,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	8.83	1.00	60	50	265
Total Estimated Land Improvements True Cash Value =					265

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1962

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 792 SF Floor Area = 792 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	62.45	-11.08	0.00	576	29,589
1	Story Siding	Slab	62.45	-11.08	0.00	216	11,096

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s) 630.00 1 630

(14) Water/Sewer

Public Sewer 1025.00 1 1,025
Well, 100 Feet 2550.00 1 2,550

(15) Built-Ins & Fireplaces

Appliance Allowance 1415.00 1 1,415

(16) Deck/Balcony

Treated Wood, Standard 5.86 688 4,032

County Multiplier = 1.38 => Cost New = 69,465

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 41,679

Separately Depreciated Items:

Square footage # 2 is depreciated at 89 %Good... Base Cost Was = 11,096
 County Multiplier = 1.38 => Cost New = 15,312
 Phy/Ab.+hy/Func/Econ/Comb.%Good= 29/100/100/100/29.0, Depr.Cost = 4,441
 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 59,955

2018 Est. T.C.V. 009-010-030-00 = 100,220

Est. TCV/Total Floor Area = 126.54, Most recent sale 11/16/2015 for 96,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
47,800	47,800	47,800	47,800	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,300	0	1,003	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
50,100	50,100	50,100	48,803	48,803	0	

009-011-016-00	2018 Est. T.C.V.	HEEREN ERIC
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
125 Actual Front Feet,	0.98	Total Acres			Total Est.		Land Value =	8,000

2018 Est. T.C.V. 009-011-016-00 = 8,000

Est. TCV/Total Floor Area = 10.10, Most recent sale 02/16/2007 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
4,000	4,000	4,000	3,293	2.10			
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
	0	0	0	69	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
4,000	4,000	4,000	3,362	3,362	3,362		

009-011-024-00 2018 Est. T.C.V. HEEREN ERIC
 Property Class: 401 S MAYFLOWER AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
150 Actual Front Feet, 0.35 Total Acres Total Est. Land Value =								5,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1987

(11) Heating System: No Heating/Cooling

Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost

Other Additions/Adjustments	Rate	Size	Cost

(17) Garages

Class:D Exterior: Pole Foundation: 42 Inch (Unfinished)

Base Cost	11.48	768	8,817
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 12,615

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 10,092
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 9,891

2018 Est. T.C.V. 009-011-024-00 = 14,891

Est. TCV/Total Floor Area = 0.00, Most recent sale 02/16/2007 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,300	7,300	7,300	7,027	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	100	0	147	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,400	7,400	7,400	7,174	7,174	7,174	

009-010-017-80	2018 Est. T.C.V.	HEEREN KURT M & SVENJE
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS					5000	100		5,000
50 Actual Front Feet, 0.06 Total Acres							Total Est. Land Value =	5,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.95	1.00	40	94	449
Total Estimated Land Improvements True Cash Value =					449

2018 Est. T.C.V. 009-010-017-80 = 5,449

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,000	3,000	3,000	631	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-300	0	0	13	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,700	2,700	2,700	644	644	0	

009-010-033-00 2018 Est. T.C.V. HEREAU JOSEPH TRUST
 Property Class: 401 8780 W PETERSON POINT RD
 Map #: LAKE TOWNSHIP ,

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$800	50.00	154.00	1.0000	1.0000	800	100		40,000
50 Actual Front Feet, 0.18 Total Acres Total Est. Land Value =								40,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	128	0	0
Dock: Light posts	21.31	1.00	80	0	0

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	2.0	95	1,900
Total Estimated Land Improvements True Cash Value =					1,900

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+5 Blt 1962

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 592 SF Floor Area = 592 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	79.56	-11.80	0.00	592	40,114

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
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(14) Water/Sewer

Public Sewer	1162.00	1	1,162
Well, 100 Feet	2700.00	1	2,700

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Direct-Vented Gas	1200.00	1	1,200

County Multiplier = 1.38 => Cost New = 66,034

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 52,827
 ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 1 = 71,845

2018 Est. T.C.V. 009-010-033-00 = 113,745

Est. TCV/Total Floor Area = 192.14, Most recent sale 07/27/2015 for 130,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
55,300	55,300	55,300	55,300	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,600	0	0	1,161	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
56,900	56,900	56,900	56,461	56,461	0	

009-010-023-97	2018 Est. T.C.V.	HUTCHINSON EDWARD & DEBRA
Property Class: 402		S DUCK POINT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$75/FF	75.00	117.50	1.0000	1.0000	75	100		5,625
75 Actual Front Feet, 0.20 Total Acres							Total Est. Land Value =	5,625

2018 Est. T.C.V. 009-010-023-97 = 5,625

Est. TCV/Total Floor Area = 9.50, Most recent sale 12/02/2014 for 5,700

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
2,800	2,800	2,800	2,800	2.10				
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses				
0	0	0	0	0				
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
2,800	2,800	2,800	2,858	2,800	0			

009-011-023-00	2018 Est. T.C.V.	HUXTABLE THOMAS E & DENISE M
Property Class: 402		RAILROAD ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
150 Actual Front Feet, 0.33 Total Acres							Total Est. Land Value =	5,000

2018 Est. T.C.V. 009-011-023-00 = 5,000

Est. TCV/Total Floor Area = 8.45, Most recent sale 11/14/2008 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
2,500	2,500	2,500	2,500	2.10				
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	0	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
2,500	2,500	2,500	2,552	2,500	0			

009-010-017-00	2018 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S BIRCH HAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia LAKEMISS@	\$4000	10.84	Acres	4000	100		ADJ TO SUBDIVISON	43,368
		10.84	Total Acres				Total Est. Land Value =	43,368

2018 Est. T.C.V. 009-010-017-00 = 43,368

Est. TCV/Total Floor Area = 73.26

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,700	15,700	15,700	9,881	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,155	155	0	108	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
21,700	21,700	21,700	10,088	10,088	0	

009-010-017-58	2018 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S BIRCH HAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GRP B BACK LOTS					7000	100		7,000
50 Actual Front Feet, 0.05 Total Acres					Total Est. Land Value =			7,000

2018 Est. T.C.V. 009-010-017-58 = 7,000

Est. TCV/Total Floor Area = 11.82

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	46	2.10		
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
3,500	0	0	0	46	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,500	3,500	3,500	46	46	0	

009-010-018-00	2018 Est. T.C.V.	INDIAN LAKES L C
Property Class: 401		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I 100/FF	53.00	150.00	1.0000	0.0000	100	100*		0
Residentia 10K/A		28.95 Acres	10000	100				289,450
* denotes lines that do not contribute to the total acreage calculation.								
53 Actual Front Feet, 28.95 Total Acres								Total Est. Land Value = 289,450

2018 Est. T.C.V. 009-010-018-00 = 289,450

Est. TCV/Total Floor Area = 488.94

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
144,700	144,700	144,700	120,662	2.10		
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	0	0	2,533	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
144,700	144,700	144,700	123,195	123,195	0	

009-010-019-00	2018 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		SAPPHIRE LAKE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000			7.41 Acres		2000	100		14,822
			7.41 Total Acres				Total Est. Land Value =	14,822

2018 Est. T.C.V. 009-010-019-00 = 14,822

Est. TCV/Total Floor Area = 25.04

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,000	7,000	7,000	3,454	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	400	0	0	72	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,400	7,400	7,400	3,526	3,526	0	

009-010-021-00	2018 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		SAPPHIRE LAKE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia LTDACCESS@	\$1200	36.78	Acres		1200	100		44,136
		36.78	Total Acres				Total Est. Land Value =	44,136

2018 Est. T.C.V. 009-010-021-00 = 44,136

Est. TCV/Total Floor Area = 74.55

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
22,100	22,100	22,100	17,166	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	360	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
22,100	22,100	22,100	17,526	17,526	0	

009-010-022-00	2018 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		SAPPHIRE LAKE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>80@\$2000		38.00	Acres		2000	100		76,000
		38.00	Total Acres				Total Est. Land Value =	76,000

2018 Est. T.C.V. 009-010-022-00 = 76,000

Est. TCV/Total Floor Area = 128.38

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
38,000	38,000	38,000	12,891	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	270	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
38,000	38,000	38,000	13,161	13,161	0	

009-010-023-00	2018 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S DUCK POINT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	800.00	0.00	1.0000	1.0000	40	100		32,000
Residentia LAKEACCESS@3000		25.20	Acres		3000	100		75,609
800 Actual Front Feet, 25.20 Total Acres Total Est. Land Value =								107,609

2018 Est. T.C.V. 009-010-023-00 = 107,609

Est. TCV/Total Floor Area = 181.77, Most recent sale 09/05/2010 for 8,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
53,800	53,800	53,800	24,087	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	505	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
53,800	53,800	53,800	24,592	24,592	0	

009-010-024-00	2018 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S CHIPPEWA AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$75/FF	956.00	457.73	1.0000	1.0000	75	100		71,700
956 Actual Front Feet, 10.05 Total Acres							Total Est. Land Value =	71,700

2018 Est. T.C.V. 009-010-024-00 = 71,700

Est. TCV/Total Floor Area = 121.11

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
35,900	35,900	35,900	10,416	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	218	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
35,900	35,900	35,900	10,634	10,634	0	

009-011-001-94 2018 Est. T.C.V. JANET MARK & SHEREE
 Property Class: 401 1717 S DICKERSON RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 <Site Value A> GROUP A \$5000 5000 100 5,000
 68 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 5,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000
 Description Rate CountyMult. Size %Good Cash Value
 Shed: Wood Frame 10.75 1.00 138 94 1,395
 Total Estimated Land Improvements True Cash Value = 1,395

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1970

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1629 SF Floor Area = 1629 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Block Slab 63.20 -10.62 0.00 1095 57,575
 1 Story Siding Crawl Space 62.01 -8.59 0.00 534 28,526

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
 Average Fixture(s) 760.00 1 760

(14) Water/Sewer
 Public Sewer 1162.00 1 1,162
 Well, 100 Feet 2700.00 1 2,700

(15) Built-Ins & Fireplaces
 Appliance Allowance 1915.00 1 1,915

(16) Porches
 WPP, Standard 8.42 420 3,536

(17) Garages
 Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)
 Base Cost 11.14 839 9,346
 Mechanical Doors 350.00 2 700

County Multiplier = 1.42 => Cost New = 150,834

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 113,126
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 110,863

Cost Est. for Res. Bldg: 2 Single Family 1S Cls D-10 Blt 0

(11) Heating System: No Heating/Cooling
 (Heating system cost adjusted in area(s): 1)
 Ground Area = Size for Rates = 383 SF Floor Area = 383 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Slab 57.11 -10.67 -2.25 383 16,925

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
 3 Fixture Bath 1650.00 -1 -1,650

County Multiplier = 1.38 => Cost New = 21,079

Notes: FORMERLY 1 ROOM LOG CABIN

Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 10,540
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 2 = 5,270

2018 Est. T.C.V. 009-011-001-94 = 122,528
 Est. TCV/Total Floor Area = 60.90, Most recent sale 10/28/2010 for 34,000

Year	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
2017	59,600	59,600	59,600	49,810	2.10	
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	1,700	0	0	1,046	0
2018	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	61,300	61,300	61,300	50,856	50,856	50,856

009-011-008-75	2018 Est. T.C.V.	JOHNSON LARRY D & SUSAN L TRUST
Property Class: 202		7346 W JENNINGS RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
197 Actual Front Feet, 0.79 Total Acres								Total Est. Land Value = 8,000

2018 Est. T.C.V. 009-011-008-75 = 8,000

Est. TCV/Total Floor Area = 3.98, Most recent sale 07/06/2010 for 7,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,000	4,000	4,000	3,074	2.10		
2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	64	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,000	4,000	4,000	3,138	3,138	0	

009-011-009-00 2018 Est. T.C.V. JOHNSON LARRY D & SUSAN L TRUST
 Property Class: 401 7250 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
50/FF	200.00	98.01	1.0000	1.0000	50	100		10,000
200 Actual Front Feet, 0.45 Total Acres Total Est. Land Value =								10,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1930

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1184 SF Floor Area = 1184 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	46.80	0.00	0.66	928	44,043
1	Story Siding	Crawl Space	46.80	-8.05	0.66	256	10,089

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	525.00	1	525
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(14) Water/Sewer

Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2720.00	1	2,720

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(17) Garages

Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	15.45	624	9,641
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County Multiplier = 1.38 => Cost New = 96,362

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 62,635

Separately Depreciated Items:

Square footage # 2 is depreciated at 89 %Good... Base Cost Was = 10,089

County Multiplier = 1.38 => Cost New = 13,923

Phy/Ab.+hy/Func/Econ/Comb.%Good= 24/100/100/100/24.0, Depr.Cost = 3,341

Unit-in-Place Cost Items:

ROOF STRUCT. (SQ FT)	3.97	72	286
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County Multiplier = 1.38 => Cost New = 394

Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0, Depr.Cost = 178

Total Depreciated Cost = 66,154

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 64,831

2018 Est. T.C.V. 009-011-009-00 = 74,831

Est. TCV/Total Floor Area = 63.20, Most recent sale 01/29/1982 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
36,400	36,400	36,400	28,769	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,000	0	604	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
37,400	37,400	37,400	29,373	29,373	29,373	

009-010-001-00 2018 Est. T.C.V. JOHNSON TIMOTHY W & DEBORAH A
 Property Class: 401 1768 S SCHNEIDER ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 GROUP H \$800 67.00 194.00 0.9674 1.0000 800 100 51,855
 67 Actual Front Feet, 0.30 Total Acres Total Est. Land Value = 51,855

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000
 Description Rate CountyMult. Size %Good Cash Value
 D/W/P: 3.5 Concrete 3.20 1.00 240 71 545
 Shed: Wood Frame 10.75 1.00 80 74 636
 Total Estimated Land Improvements True Cash Value = 1,181

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1962

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 864 SF Floor Area = 864 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Slab 61.18 -10.84 0.00 528 26,580
 1 Story Siding Slab 61.18 -10.84 0.00 336 16,914

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s) 630.00 1 630

(14) Water/Sewer

Public Sewer 1025.00 1 1,025
 Well, 100 Feet 2550.00 1 2,550

(15) Built-Ins & Fireplaces

Appliance Allowance 1415.00 1 1,415
 Fireplace: Exterior 1 Story 3450.00 1 3,450

(16) Porches

CGEP (1 Story), Standard 66.12 40 2,645

County Multiplier = 1.38 => Cost New = 76,188

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 49,522
 ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 1 = 67,350

2018 Est. T.C.V. 009-010-001-00 = 120,386

Est. TCV/Total Floor Area = 139.34, Most recent sale 05/11/2005 for 157,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
58,900	58,900	58,900	57,245	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,300	0	0	1,202	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
60,200	60,200	60,200	58,447	58,447	0	

009-010-034-00 2018 Est. T.C.V. KARASH CHESTER & RUTH
 Property Class: 401 8590 W PETERSON POINT RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

 Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$800	92.00	189.39	0.8796	1.0000	800	100		64,742
92 Actual Front Feet, 0.40 Total Acres Total Est. Land Value =								64,742

 Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	130	71	275
Total Estimated Land Improvements True Cash Value =					275

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1975

(11) Heating System: No Heating/Cooling

Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost

Other Additions/Adjustments	Rate	Size	Cost

(17) Garages

Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	13.94	884	12,323
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 17,972

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 11,682
 ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 1 = 15,887

2018 Est. T.C.V. 009-010-034-00 = 80,904

Est. TCV/Total Floor Area = 0.00, Most recent sale 08/01/2002 for 237,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
40,500	40,500	40,500	40,500	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
40,500	40,500	40,500	41,350	40,500	40,500

009-010-034-80 2018 Est. T.C.V. KARASH CHESTER & RUTH
 Property Class: 401 8590 W PETERSON POINT RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP E 800/FF	80.00	190.57	1.0000	1.0000	800	100		64,000
80 Actual Front Feet, 0.35 Total Acres Total Est. Land Value =								64,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.35	1.00	287	0	0
D/W/P: 4in Concrete	3.35	1.00	342	0	0
D/W/P: 4in Concrete	3.35	1.00	72	0	0
Shed: Wood Frame	10.75	1.00	80	50	430
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,805

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1975

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1120 SF Floor Area = 1120 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	58.08	0.00	1.87	1120	67,144

Other Additions/Adjustments	Rate	Size	Cost
Walk out Basement Door(s)	700.00	1	700

(13) Plumbing	Rate	Size	Cost
Average Fixture(s)	630.00	1	630

(14) Water/Sewer	Rate	Size	Cost
Public Sewer	1025.00	1	1,025
Well, 100 Feet	2550.00	1	2,550

(15) Built-Ins & Fireplaces	Rate	Size	Cost
Appliance Allowance	1415.00	1	1,415
Fireplace: Interior 1 Story	2900.00	1	2,900

(16) Porches	Rate	Size	Cost
CGEP (1 Story), Standard	45.24	90	4,072
WCP (1 Story), Standard	18.19	304	5,530
CCP (1 Story), Standard	42.21	40	1,688

(16) Deck/Balcony	Rate	Size	Cost
Treated Wood, Standard	13.55	25	339
Treated Wood, Standard	18.43	16	295
Treated Wood, Standard	8.85	70	620

County Multiplier = 1.38 => Cost New = 122,692

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 79,749
ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCv of Bldg: 1 = 108,459

2018 Est. T.C.V. 009-010-034-80 = 175,264

Est. TCv/Total Floor Area = 156.49

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
85,200	85,200	85,200	64,525	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,400	0	0	1,355	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
87,600	87,600	87,600	65,880	65,880	65,880	

009-012-019-80 2018 Est. T.C.V. KEELEAN LARRY & LEONA
 Property Class: 401 6856 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	75.00	262.00	0.9036	1.0000	2200	100		149,094
75 Actual Front Feet, 0.45 Total Acres Total Est. Land Value =								149,094

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	1140	0	0
Shed: Wood Frame	10.37	1.00	160	50	830

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.5	95	3,563
Total Estimated Land Improvements True Cash Value =					4,393

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C+10 Blt 1997

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1303 SF Floor Area = 2280 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Basement	102.44	0.00	3.70	1303	138,300

Other Additions/Adjustments Rate Size Cost

(1) Exterior
 Brick Veneer 8.25 160 1,320

(9) Basement Finish
 Basement Recreation Finish 11.45 902 10,328

(13) Plumbing
 Average Fixture(s) 760.00 1 760
 3 Fixture Bath 2400.00 1 2,400

(14) Water/Sewer
 Public Sewer 1162.00 1 1,162
 Well, 100 Feet 2700.00 1 2,700

(15) Built-Ins & Fireplaces
 Appliance Allowance 1915.00 1 1,915
 Fireplace: Exterior 1 Story 3875.00 1 3,875

(16) Porches
 CCP (1 Story), Standard 33.08 72 2,382
 WPP, Standard 8.31 432 3,590

(16) Deck/Balcony
 Treated Wood, Standard 9.73 60 584

(17) Garages
 Class:C Exterior: Siding Foundation: 42 Inch (Finished)
 Base Cost 25.60 440 11,264
 Common Wall: 1.5 Wall -1925.00 1 -1,925
 Automatic Doors 375.00 1 375

County Multiplier = 1.38 => Cost New = 247,061

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 210,002
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.450 => TCV of Bldg: 1 = 304,503

2018 Est. T.C.V. 009-012-019-80 = 457,990

Est. TCV/Total Floor Area = 200.87, Most recent sale 06/01/2001 for 329,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
223,700	223,700	223,700	189,088	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,300	0	0	3,970	
0				0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
229,000	229,000	229,000	193,058	193,058	193,058

009-012-034-00	2018 Est. T.C.V.	KENNEDY FAMILY LIVING TRUST
Property Class: 402		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS					5000	100		5,000
55 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	5,000

2018 Est. T.C.V. 009-012-034-00 = 5,000

Est. TCV/Total Floor Area = 2.19

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
2,800	2,800	2,800	692	2.10				
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	-300	0	0	14	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
2,500	2,500	2,500	706	706	0			

009-010-019-98	2018 Est. T.C.V.	KENT KEVIN & KRISTEN
Property Class: 402		X W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot	580	590			2000	100		2,000
74 Actual Front Feet,	0.13	Total Acres			Total Est.	Land Value =		2,000

2018 Est. T.C.V. 009-010-019-98 = 2,000

Est. TCV/Total Floor Area = 0.88, Most recent sale 12/03/2004 for 1,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
2,500	2,500	2,500	756	2.10			
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,500	0	0	15	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
1,000	1,000	1,000	771	771	0		

009-011-001-80 2018 Est. T.C.V. KING DAVID W & FRANCES E
 Property Class: 401 1685 S DICKERSON RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 1500/FF	100.00	544.50	0.8123	1.0000	1500	100		121,838
100 Actual Front Feet, 1.25 Total Acres						Total Est. Land Value =		121,838

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	2200	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	160	0	0

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 5000	5000.00	1.00	1.0	95	4,750
Total Estimated Land Improvements True Cash Value =					4,750

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C+10 Blt 1996

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1703 SF Floor Area = 2825 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	107.23	0.00	4.21	928	103,416
1.25	Story Siding	Basement	77.98	0.00	2.67	775	62,504

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400
2 Fixture Bath	1600.00	1	1,600

(14) Water/Sewer

Public Sewer	1162.00	1	1,162
Well, 100 Feet	2700.00	1	2,700

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WPP, Standard	7.72	505	3,899
WCP (1 Story), Standard	21.31	208	4,432
WCP (1 Story), Standard	25.55	128	3,270
CPP, Standard	15.50	100	1,550

(16) Deck/Balcony

Wood Balcony	17.50	71	1,243
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(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	18.17	644	11,701
Common Wall: 2 Wall	-2575.00	1	-2,575
Automatic Doors	375.00	1	375

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	14.55	1563	22,742
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 308,836

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 262,511
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.450 => TCV of Bldg: 1 = 380,640

2018 Est. T.C.V. 009-011-001-80 = 507,228

Est. TCV/Total Floor Area = 179.55, Most recent sale 07/23/2010 for 335,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
247,100	247,100	247,100	230,455	2.10	
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,500	0	0	4,839	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
253,600	253,600	253,600	235,294	235,294	235,294

009-010-031-00 2018 Est. T.C.V. KITTEL RANDALL M
 Property Class: 401 8789 W PETERSON POINT RD
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
50/FF	165.00	319.90	1.0000	1.0000	50	100		8,250
165 Actual Front Feet, 1.21 Total Acres Total Est. Land Value =								8,250

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.12	1.00	168	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

< Cost Estimates for Res. Building: 1 Mobile Home Class: Average Quality >
 (11) Heating System: Wall Furnace

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Siding	Comp.Shingle	34.46	0.49	0	980	34,251
Other Additions/Adjustments							
	Free Standing Roof		4.57			256	1,170
(2) Skirting	Metal/Vinyl		5.70			168	958
(9) Foundation	Foundation Wall: Concrete		6.92			0	0
(13) Plumbing	Average Fixture(s)		530.00			1	530
(14) Water/Sewer	Public Sewer		912.00			1	912
	Well, 100 Feet		2425.00			1	2,425
(15) Built-Ins & Fireplaces	Appliance Allowance		1235.00			1	1,235
(16) Deck/Balcony	Treated Wood,Standard		7.70			96	739
County Multiplier = 1.38 =>							Cost New = 58,263
Phy/Ab.Phy/Func/Econ/Comb.%Good= 47/100/100/100/47.0,							Depr.Cost = 27,384
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 =							13,692

Cost Est. for Res. Bldg: 2 Single Family GRG Cls CD Blt 1984

(11) Heating System: No Heating/Cooling

Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
Other Additions/Adjustments							
(17) Garages	Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)						
	Base Cost		9.71			2160	20,974
	Mechanical Doors		350.00			2	700
County Multiplier = 1.38 =>							Cost New = 29,910
Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,							Depr.Cost = 20,937
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 2 =							20,518

2018 Est. T.C.V. 009-010-031-00 = 42,935

Est. TCV/Total Floor Area = 43.81, Most recent sale 10/01/2014 for 40,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
20,600	20,600	20,600	19,834	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	900	0	416	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
21,500	21,500	21,500	20,250	20,250	0

009-011-014-00 2018 Est. T.C.V. KLINE GARY & BOBBIE
 Property Class: 401 7042 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
100 Actual Front Feet, 0.94 Total Acres Total Est. Land Value =								8,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.00	400	71	457
Total Estimated Land Improvements True Cash Value =					457

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-5 Blt 1967

(11) Heating System: Space Heater

Ground Area = Size for Rates = 1040 SF Floor Area = 1040 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	63.40	-9.20	0.00	1040	56,368

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
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(14) Water/Sewer

Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	3085.00	1	3,085

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	19.20	576	11,059
Common Wall: 1 Wall	-1300.00	1	-1,300

County Multiplier = 1.38 => Cost New = 102,930

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 72,051

Separately Depreciated Items:

(17) Garages

Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)

Base Cost	12.32	672	8,279
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County Multiplier = 1.38 => Cost New = 11,425

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 8,112

Total Depreciated Cost = 80,163

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 78,560

2018 Est. T.C.V. 009-011-014-00 = 87,017

Est. TCV/Total Floor Area = 83.67, Most recent sale 09/22/2004 for 81,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
42,300	42,300	42,300	34,473	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,200	0	0	723	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
43,500	43,500	43,500	35,196	35,196	35,196	

009-010-037-60 2018 Est. T.C.V. KOLTAK SHARON TRUST
 Property Class: 401 8660 W PETERSON POINT RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP E 800/FF	125.00	268.33	1.0000	1.0000	800	100		100,000
125 Actual Front Feet, 0.77 Total Acres Total Est. Land Value =								100,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.00	2000	0	0
D/W/P: 4in Concrete	3.61	1.00	300	0	0
Shed: Wood Frame	10.51	1.00	152	94	1,502
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					3,877

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C+10 Blt 2004

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1419 SF Floor Area = 1419 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1+	Story Cedar Logs	Basement	83.00	0.00	2.11	1419	120,771

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
2 Fixture Bath	1600.00	1	1,600

(14) Water/Sewer

Public Sewer	1162.00	1	1,162
Well, 100 Feet	2700.00	1	2,700

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Exterior 1 Story	3875.00	1	3,875

(16) Porches

WCP (1 Story), Standard	36.48	52	1,897
WCP (1 Story), Standard	17.38	430	7,473
CCP (1 Story), Standard	22.72	192	4,362
WCP (1 Story), Standard	42.59	41	1,746

(17) Garages

Class:C Exterior: Pole Foundation: 42 Inch (Unfinished)

Base Cost	12.54	768	9,631
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 218,375

Phy/Ab.Phy/Func/Econ/Comb.%Good= 89/100/100/100/89.0, Depr.Cost = 194,354
ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 1 = 264,321

2018 Est. T.C.V. 009-010-037-60 = 368,198

Est. TCV/Total Floor Area = 259.48, Most recent sale 01/31/2011 for 259,900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
178,300	178,300	178,300	129,864	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
500	5,300	0	500	2,727	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
184,100	184,100	184,100	133,091	133,091	0	

009-010-035-00 2018 Est. T.C.V. KRAFVE LOIS A LIVING TRUST
 Property Class: 401 8566 W PETERSON POINT RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP E 800/FF	171.00	162.00	1.0000	1.0000	800	100		136,800
171 Actual Front Feet, 0.64 Total Acres Total Est. Land Value =								136,800

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+5 Blt 2004

(11) Heating System: Forced Heat & Cool
 Ground Area = Size for Rates = 1748 SF Floor Area = 1748 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	64.52	0.00	2.01	1748	116,294

Other Additions/Adjustments Rate Size Cost
 Walk out Basement Door(s) 775.00 1 775

(13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400
2 Fixture Bath	1600.00	1	1,600

(14) Water/Sewer

Public Sewer	1162.00	1	1,162
Well, 100 Feet	2700.00	1	2,700

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WCP (1 Story), Standard	54.24	24	1,302
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(17) Garages
 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	15.66	884	13,843
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	3	1,125

County Multiplier = 1.38 => Cost New = 196,756

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 177,080

Separately Depreciated Items:

(16) Deck/Balcony

Treated Wood,Standard	6.64	304	2,019
County Multiplier = 1.38 =>			Cost New = 2,786
Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,			Depr.Cost = 2,646

Total Depreciated Cost = 179,727
 ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 1 = 244,428

2018 Est. T.C.V. 009-010-035-00 = 383,603
 Est. TCV/Total Floor Area = 219.45, Most recent sale 02/01/2001 for 62,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
186,400	186,400	186,400	140,240	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,400	0	0	2,945	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
191,800	191,800	191,800	143,185	143,185	143,185	

009-012-017-00 2018 Est. T.C.V. KRAFVE LOIS A TRUSTEE
 Property Class: 401 W JAMES DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

 Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$2800		12.96	Acres	2800	100			36,288
		12.96	Total Acres				Total Est. Land Value =	36,288

 Cost Est. for Res. Bldg: 1 Single Family GRG Cls D Blt 0

(11) Heating System: No Heating/Cooling

Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
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Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

3 Fixture Bath	1650.00	-1	-1,650
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(14) Water/Sewer

Well, 50 Feet	1575.00	1	1,575
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1000 Gal Septic	2720.00	1	2,720
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(17) Garages

Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)

Base Cost	10.26	832	8,536
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Mechanical Doors	325.00	1	325
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County Multiplier = 1.38 => Cost New = 15,879

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 11,115

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 10,893

 2018 Est. T.C.V. 009-012-017-00 = 47,181

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
17,300	17,300	17,300	16,672	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	6,300	0	0	350	0

2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
23,600	23,600	23,600	17,022	17,022	0

ECF (201B COMMERCIAL GROUP B) 1.010 => TCV of Bldg: 2 = 1,739
 Replacement Cost/Floor Area= 8.15 Est. TCV/Floor Area= 3.62

Total Estimated True Cash Value of Commercial/Industrial Buildings = 80,725

2018 Est. T.C.V. 009-012-005-30 = 94,600

Est. TCV/Total Floor Area = 32.49, Most recent sale 09/01/2000 for 125,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
49,800	49,800	49,800	37,343	2.10		
2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-2,500	0	0	784	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
47,300	47,300	47,300	38,127	38,127	0	

009-012-001-20	2018 Est. T.C.V.	LAKE CITY SOUTHERN BAPTIST
Property Class: 700		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	435.90	500.00	1.0000	1.0000	40	100		17,436
436 Actual Front Feet, 5.00 Total Acres								Total Est. Land Value = 17,436

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Costs are taken from the Auditorium cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 99.60

(10) Heating system: Forced Air Furnace Cost/SqFt: -4.30 100%

Adjusted Square Foot Cost for Upper Floors = 95.30

1 Stories Number of Stories Multiplier: 1.000

Average Height per Story: 8 Height per Story Multiplier: 0.650

Ave. Floor Area: 2,300 Perimeter: 192 Perim. Multiplier: 1.180

Refined Square Foot Cost for Upper Floors: 73.10

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 100.140

Total Floor Area: 2,300 Base Cost New of Upper Floors = 230,323

Reproduction/Replacement Cost = 230,323

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0

Total Depreciated Cost = 138,194

ECF (090 - TAX EXEMPT) 0.550 => TCV of Bldg: 1 = 76,006

Replacement Cost/Floor Area= 100.14 Est. TCV/Floor Area= 33.05

Total Estimated True Cash Value of Commercial/Industrial Buildings = 76,006

2018 Est. T.C.V. 009-012-001-20						=	0
Est. TCV/Total Floor Area =	0.00						
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
0	0	0	0	2.10			
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
0	0	0	0	0	0		

009-010-018-93	2018 Est. T.C.V.	LAROSE RYAN & ERIN N
Property Class: 402		S BIRCHAVEN BEACH
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS					5000	100		5,000
50 Actual Front Feet, 0.04 Total Acres							Total Est. Land Value =	5,000

2018 Est. T.C.V. 009-010-018-93 = 5,000

Est. TCV/Total Floor Area = 2.17, Most recent sale 09/19/2017 for 220,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
2,800	2,800	2,800	631	2.10				
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	-300	0	0	1,869	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
2,500	2,500	2,500	644	2,500	0			

009-011-001-90	2018 Est. T.C.V.	LC COTTAGE PROPERTIES LLC
Property Class: 402		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1200/FF	20.00	260.00	1.0000	1.0000	1200	100		24,000
20 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 24,000

2018 Est. T.C.V. 009-011-001-90 = 24,000

Est. TCV/Total Floor Area = 10.43, Most recent sale 06/10/2004 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
12,000	12,000	12,000	12,000	2.10				
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
	0	0	0	0	0	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
12,000	12,000	12,000	12,252	12,000	0			

009-011-001-98	2018 Est. T.C.V.	LC COTTAGE PROPERTIES LLC
Property Class: 401		1667 S DICKERSON RD A & B
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 1500/FF	65.00	268.06	0.9243	1.0000	1500	100		90,120
65 Actual Front Feet, 0.40 Total Acres								Total Est. Land Value = 90,120

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	600	0	0
D/W/P: 3.5 Concrete	2.98	1.00	238	0	0
Shed: Wood Frame	9.17	1.00	96	94	827
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 5000	5000.00	1.00	1.0	95	4,750
Total Estimated Land Improvements True Cash Value =					5,577

Cost Est. for Res. Bldg: 1 Duplex 1S Cls D Blt 0

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 592 SF Floor Area = 592 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	56.10	-8.28	-0.78	592	27,848
2 Exterior Units, (@6% more)							Base cost of Exterior units = 59,037

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	525.00	2	2,100
3 Fixture Bath	1650.00	1	3,300

(14) Water/Sewer

Public Sewer	912.00	1	912
Well, 50 Feet	1575.00	1	1,575

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	2	4,940
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County Multiplier = 1.38 => Cost New = 99,172

Notes: A/C ON A ONLY

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,	Depr.Cost =	54,545
ECF (403 - LAKE MISSAUKEE AREA RES) 0.750 => TCV of Bldg: 1 =		40,909

2018 Est. T.C.V. 009-011-001-98 = 136,606

Est. TCV/Total Floor Area = 115.38, Most recent sale 06/12/2006 for 210,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
68,300	68,300	68,300	60,331	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	1,266	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
68,300	68,300	68,300	61,597	61,597	0	

009-010-021-95 2018 Est. T.C.V. LEAVER RICHARD
 Property Class: 401 1212 S BAYBERRY LN
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F15K/SITE					15000	100		15,000
<Site Value C> GROUP C 10K					10000	100		10,000
<Site Value D> DuckPt Bk Lots					5000	100		5,000
287 Actual Front Feet, 1.86 Total Acres Total Est. Land Value =								30,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	720	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	144	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	97	1,455
Total Estimated Land Improvements True Cash Value =					1,455

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C+10 Blt 1995

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1278 SF Floor Area = 1776 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	81.43	0.00	-0.38	563	45,631
1.5	Story Siding	Basement	90.18	0.00	-0.44	715	64,164

Other Additions/Adjustments	Rate	Size	Cost
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(9) Basement Finish

Basement Recreation Finish	11.45	350	4,008
Walk out Basement Door(s)	775.00	2	1,550

(13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	2	4,800

(14) Water/Sewer

Public Sewer	1162.00	1	1,162
Well, 100 Feet	2700.00	1	2,700

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WSEP (1 Story), Standard	29.17	144	4,200
WPP, Standard	8.97	335	3,005
WCP (1 Story), Standard	43.22	40	1,729

(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	25.41	320	8,131
Automatic Doors	375.00	1	375

(17) Basement Garages

Basement Garage: 2 Car	2100.00	1	2,100
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 =>

Cost New = 202,764

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,	Depr.Cost =	182,487
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 =		178,838

2018 Est. T.C.V. 009-010-021-95 = 210,293

Est. TCV/Total Floor Area = 118.41, Most recent sale 01/19/2012 for 163,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
102,400	102,400	102,400	97,268	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,700	0	2,042	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
105,100	105,100	105,100	99,310	99,310	99,310

009-010-023-98 2018 Est. T.C.V. LEHMAN JAMES E & DIANE K
 Property Class: 402 S DUCK POINT RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP F 85/FF	100.00	130.68	1.0000	1.0000	85	100		8,500
100 Actual Front Feet, 0.30 Total Acres Total Est. Land Value =								8,500

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	832	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2012

(11) Heating System: No Heating/Cooling

Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
Other Additions/Adjustments Rate Size Cost							

(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	14.55	1041	15,147
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 21,937

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 20,840
 ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 = 22,924

2018 Est. T.C.V. 009-010-023-98 = 33,799

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/05/2010 for 8,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
16,100	16,100	16,100	15,146	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	800	0	318	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
16,900	16,900	16,900	15,464	15,464	15,464	

009-012-030-00 2018 Est. T.C.V. LINE ROBERT S & BARBARA C
 Property Class: 402 W RAILROAD ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	6000				6000	100		6,000
110 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	6,000

2018 Est. T.C.V. 009-012-030-00 = 6,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 08/08/2017 for 6,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500	1,667	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-500	0	1,333	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,000	3,000	3,000	1,702	3,000	0	

009-012-033-00	2018 Est. T.C.V.	LINE ROBERT S & BARBARA C
Property Class: 402		RAILROAD ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
\$65 /FF	55.00	100.00	1.0000	1.0000	65	100		3,575
55 Actual Front Feet, 0.13 Total Acres								Total Est. Land Value = 3,575

2018 Est. T.C.V. 009-012-033-00 = 3,575

Est. TCV/Total Floor Area = 0.00, Most recent sale 01/07/2004 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,800	1,800	1,800	1,534	2.10		
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	32	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,800	1,800	1,800	1,566	1,566	0	

009-012-036-00	2018 Est. T.C.V.	LOTT JAMES R
Property Class: 402		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	250.00	100.00	1.0000	1.0000	40	100		10,000
250 Actual Front Feet, 0.57 Total Acres								Total Est. Land Value = 10,000

2018 Est. T.C.V. 009-012-036-00 = 10,000

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,000	5,000	5,000	2,224	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	46	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	2,270	2,270	0	

009-012-026-00 2018 Est. T.C.V. LUND JAMES A & HEATHER R
 Property Class: 401 6433 RAILROAD ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
			0.560	Acres	0	100		0
264 Actual Front Feet, 0.56 Total Acres Total Est. Land Value =								8,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.39	1.00	480	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 1983

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 960 SF Floor Area = 960 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	48.93	-8.52	0.66	960	39,427

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	525.00	1	525
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(14) Water/Sewer

Well, 100 Feet	2425.00	1	2,425
1000 Gal Septic	2720.00	1	2,720

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
Fireplace: Wood Stove	950.00	1	950

(16) Deck/Balcony

Treated Wood, Standard	6.56	192	1,260
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(16) Breezeways

Frame Wall, Finished	26.75	96	2,568
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(17) Garages

Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	15.45	624	9,641
Mechanical Doors	325.00	2	650

County Multiplier = 1.38 => Cost New = 84,733

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 59,313
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.700 => TCV of Bldg: 1 = 41,519

2018 Est. T.C.V. 009-012-026-00 = 49,994

Est. TCV/Total Floor Area = 52.08, Most recent sale 08/01/1996 for 46,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
23,500	23,500	23,500	20,381	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,500	0	0	428	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
25,000	25,000	25,000	20,809	20,809	20,809

009-010-008-90 2018 Est. T.C.V. LYNCH LISA
 Property Class: 401 S SCHNEIDER ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	8000	100	R/T-5 LOC+5	8,000
110 Actual Front Feet, 0.62 Total Acres Total Est. Land Value =								8,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 0

(11) Heating System: No Heating/Cooling

Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost

Other Additions/Adjustments	Rate	Size	Cost

(14) Water/Sewer

Public Sewer	1025.00	1	1,025
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(17) Garages

Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)

Base Cost	11.14	768	8,556
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County Multiplier = 1.38 => Cost New = 13,221

Phy/Ab.Phy/Func/Econ/Comb.%Good= 78/100/100/100/78.0, Depr.Cost = 10,312
 ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 1 = 14,025

2018 Est. T.C.V. 009-010-008-90 = 22,025

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/26/2000 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,400	10,400	10,400	9,917	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	600	0	208	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,000	11,000	11,000	10,125	10,125	0	

009-010-016-00	2018 Est. T.C.V.	LYNCH LISA
Property Class: 401		1764 S SCHNEIDER ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$800	50.00	110.00	1.0000	1.0000	800	100		40,000
50 Actual Front Feet, 0.13 Total Acres								Total Est. Land Value = 40,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	120	71	273
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					1,223

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1972

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 960 SF Floor Area = 960 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	59.86	0.00	0.00	960	57,466

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s) 630.00 1 630

(14) Water/Sewer

Public Sewer	1025.00	1	1,025
Well, 100 Feet	2550.00	1	2,550

(15) Built-Ins & Fireplaces

Appliance Allowance 1415.00 1 1,415

(16) Porches

WGEP (1 Story), Standard 42.75 100 4,275

(16) Deck/Balcony

Treated Wood, Standard 7.10 160 1,136

(17) Carports

Comp.Shingle 7.75 180 1,395

County Multiplier = 1.38 => Cost New = 96,450

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 57,870
ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 75,231

2018 Est. T.C.V. 009-010-016-00 = 116,454

Est. TCV/Total Floor Area = 121.31, Most recent sale 03/19/2015 for 95,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
55,300	55,300	55,300	55,300	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,900	0	1,161	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
58,200	58,200	58,200	56,461	56,461	0

009-011-010-00 2018 Est. T.C.V. M HOEWE ENTERPRISES LLC
 Property Class: 401 7100 W JENNINGS RD
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
125 Actual Front Feet, 0.54 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.51	1.00	2400	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1973

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1680 SF Floor Area = 1680 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	54.28	-7.64	0.00	1680	78,355

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s)	630.00	1	630
2 Fixture Bath	1325.00	1	1,325

(14) Water/Sewer

Well, 100 Feet	2550.00	1	2,550
1000 Gal Septic	2895.00	1	2,895

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

CCP (1 Story), Standard	24.25	144	3,492
CPP, Standard	25.17	30	755

(17) Garages

Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	16.58	720	11,938
Common Wall: 1 Wall	-1225.00	1	-1,225
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 141,905

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 92,238
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 90,394

2018 Est. T.C.V. 009-011-010-00 = 96,344

Est. TCV/Total Floor Area = 57.35

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
46,800	46,800	46,800	40,845	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,400	0	0	857	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
48,200	48,200	48,200	41,702	41,702	0	

009-012-008-00 2018 Est. T.C.V. MARTIN LOLA S
 Property Class: 401 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	209.00	231.00	1.0000	1.0000	40	100		8,360
209 Actual Front Feet, 1.11 Total Acres Total Est. Land Value =								8,360

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D-10 Blt 1934

(11) Heating System: No Heating/Cooling

Ground Area = Size for Rates = 1094 SF Floor Area = 1094 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	42.82	-8.32	-2.25	1094	35,282

Other Additions/Adjustments	Rate	Size	Cost
County Multiplier = 1.38 =>		Cost New =	48,688

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 26,779

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 26,243

20 % Completed => Est. True Cash Value 2018 = 5,249

2018 Est. T.C.V. 009-012-008-00 = 13,609

Est. TCV/Total Floor Area = 12.44

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,600	6,600	6,600	5,464	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	200	0	114	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,800	6,800	6,800	5,578	5,578	0	

009-010-017-76	2018 Est. T.C.V.	MAXWELL TODD
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS					5000	100		5,000
50 Actual Front Feet, 0.06 Total Acres								Total Est. Land Value = 5,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.93	1.00	180	95	1,528
Total Estimated Land Improvements True Cash Value =					1,528

2018 Est. T.C.V. 009-010-017-76 = 6,528

Est. TCV/Total Floor Area = 5.97, Most recent sale 06/25/2004 for 3,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
3,500	3,500	3,500	1,035	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-200	0	21	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,300	3,300	3,300	1,056	1,056	0

009-010-038-00	2018 Est. T.C.V.	MCCREERY ROBERT L TRUST
Property Class: 401		8670 W PETERSON POINT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP E 800/FF	152.00	214.93	1.0000	1.0000	800	100		121,600
152 Actual Front Feet, 0.75 Total Acres Total Est. Land Value =								121,600

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	242	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+5 Blt 1981

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1012 SF Floor Area = 1518 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	89.63	0.00	0.00	1012	90,706

Other Additions/Adjustments	Rate	Size	Cost
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

Average Fixture(s)	Rate	Size	Cost
3 Fixture Bath	2400.00	1	2,400

(14) Water/Sewer

Public Sewer	Rate	Size	Cost
Well, 100 Feet	2700.00	1	2,700

(15) Built-Ins & Fireplaces

Appliance Allowance	Rate	Size	Cost
Fireplace: Interior 2 Story	3825.00	1	3,825

(16) Porches

WPP, Standard	Rate	Size	Cost
	7.15	648	4,633

(16) Deck/Balcony

Treated Wood, Standard	Rate	Size	Cost
	7.77	127	987

(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	Rate	Size	Cost
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 170,492

Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0, Depr.Cost = 124,459
ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 1 = 169,264

2018 Est. T.C.V. 009-010-038-00 = 293,239

Est. TCV/Total Floor Area = 193.17, Most recent sale 08/25/2006 for 280,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
142,900	142,900	142,900	115,102	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,700	0	2,417	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
146,600	146,600	146,600	117,519	117,519	0

009-010-004-00	2018 Est. T.C.V.	MCCULLOUGH ELISE
Property Class: 401		1950 S SCHNEIDER ST
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP E 800/FF	100.00	237.00	1.0000	1.0000	800	100		80,000
100 Actual Front Feet, 0.54 Total Acres								Total Est. Land Value = 80,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

Cost Est. for Res. Bldg: 1	Single Family	1.5S	Cls	C-5	Blt	1985
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(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1304 SF Floor Area = 1582 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	77.61	-8.65	0.00	556	38,342
1	Story Siding	Crawl Space	60.94	-8.65	0.00	436	22,798
1	Story Siding	Crawl Space	60.94	-8.65	0.00	312	16,314

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	2	4,800

(14) Water/Sewer

Public Sewer	1162.00	1	1,162
Well, 100 Feet	2700.00	1	2,700

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CGEP (1 Story), Standard	37.65	144	5,422
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(16) Deck/Balcony

Treated Wood, Standard	6.43	420	2,701
Treated Wood, Standard	19.24	16	308

(17) Garages

Class:C Exterior: Pole Foundation: 42 Inch (Unfinished)

Base Cost	12.16	816	9,923
Automatic Doors	375.00	2	750

County Multiplier = 1.38 =>

Cost New = 148,894

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,	Depr.Cost =	104,226
ECF (410- SAPPHIRE LAKE AREA)	1.360 => TCV of Bldg: 1 =	141,747

2018 Est. T.C.V. 009-010-004-00 = 222,222

Est. TCV/Total Floor Area = 140.47, Most recent sale 11/17/2008 for 1

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
108,000	108,000	108,000	92,452	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,100	0	1,941	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
111,100	111,100	111,100	94,393	94,393	0

009-012-019-70 2018 Est. T.C.V. MCISAAC PAUL W
 Property Class: 401 6862 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	75.00	262.00	0.9036	1.0000	2200	100		149,094
75 Actual Front Feet, 0.45 Total Acres Total Est. Land Value =								149,094

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	720	0	0
D/W/P: 3.5 Concrete	3.44	1.00	500	0	0
Shed: Wood Frame	10.03	1.00	180	50	903
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.5	95	3,563
Total Estimated Land Improvements True Cash Value =					4,466

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+10 Blt 1997

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1364 SF Floor Area = 2046 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	89.27	0.00	3.16	1364	126,075

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Brick Veneer	8.25	160	1,320

(9) Basement Finish			
Basement Living Finish	17.25	1000	17,250

(13) Plumbing			
Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400

(14) Water/Sewer			
Public Sewer	1162.00	1	1,162
Well, 100 Feet	2700.00	1	2,700

(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915

(16) Deck/Balcony			
Treated Wood, Standard	6.44	408	2,628
Treated Wood, Standard	9.73	60	584

(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	21.70	624	13,541
Common Wall: 1.5 Wall	-1925.00	1	-1,925
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 232,921

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 197,983
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 296,975

2018 Est. T.C.V. 009-012-019-70 = 450,535

Est. TCV/Total Floor Area = 220.20

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
215,400	215,400	215,400	174,341	2.10		
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,900	0	0	3,661	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
225,300	225,300	225,300	178,002	178,002	178,002	

009-012-019-60 2018 Est. T.C.V. MCISAAC TIMOTHY P & PATRICIA L
 Property Class: 401 6868 W LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 2200	75.00	262.00	0.9036	1.0000	2200	100		149,094
75 Actual Front Feet, 0.45 Total Acres Total Est. Land Value =								149,094

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	5.31	1.00	667	0	0
D/W/P: Patio Blocks	9.80	1.00	373	0	0

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.5	95	3,563
Total Estimated Land Improvements True Cash Value =					3,563

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls BC Blt 2015

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1920 SF Floor Area = 2880 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	89.87	0.00	2.77	1920	177,869

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Stone Veneer	11.20	112	1,254

(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	2	7,050
2 Fixture Bath	2350.00	1	2,350

(14) Water/Sewer			
Public Sewer	1487.00	1	1,487
Well, 100 Feet	3050.00	1	3,050

(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Prefab 2 Story	4275.00	1	4,275

(16) Porches			
CCP (1 Story), Standard	36.36	71	2,582
WPP, Standard	9.12	505	4,606
WSEP (1 Story), Standard	28.86	207	5,974

(17) Garages

Class:BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	29.68	474	14,068
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	1	425
No Floor Deduction	-3.35	237	-794

County Multiplier = 1.38 => Cost New = 312,571

Phy/Ab.Phy/Func/Econ/Comb.%Good= 97/100/100/100/97.0, Depr.Cost = 303,194

Separately Depreciated Items:

Local Cost Items:

GENERATOR	1500.00	1	1,500
Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,			Depr.Cost = 1,425

Total Depreciated Cost = 304,619

ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 456,928

2018 Est. T.C.V. 009-012-019-60 = 609,585

Est. TCV/Total Floor Area = 211.66

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
289,600	289,600	289,600	266,981	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	15,200	0	5,606	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
304,800	304,800	304,800	272,587	272,587	272,587	

009-011-021-00	2018 Est. T.C.V.	MISSAUKEE COUNTY ROAD COMMISSION
Property Class: 700		
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table R-Ref.R - REFERENCE (099)

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			0.629		Acres	0	100	0
			0.63	Total	Acres		Total Est. Land Value =	0

2018 Est. T.C.V. 009-011-021-00 = 0

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	2.10		
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-011-026-78	2018 Est. T.C.V.	MISSAUKEE COUNTY ROAD COMMISSION
Property Class: 700		S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP F & SURPL	30.00	140.00	1.3512	1.0000	800	100		32,429
30 Actual Front Feet, 0.10 Total Acres								Total Est. Land Value = 32,429

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.78	1.00	60	94	213
Total Estimated Land Improvements True Cash Value =					213

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2016
 Description of Occupancy: PUBLIC TOILET

Costs are taken from the Shed, Equipment, 4 Wall cost schedules.

<<<<< Calculator Cost Computations >>>>>
 Class: C Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 21.70

Adjusted Square Foot Cost for Upper Floors = 21.70

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 8 Height per Story Multiplier: 0.960
 Ave. Floor Area: 108 Perimeter: 0 Perim. Multiplier: 1.000
 Refined Square Foot Cost for Upper Floors: 20.83

County Multiplier: 1.42, Final Square Foot Cost for Upper Floors = 29.581

Total Floor Area: 108 Base Cost New of Upper Floors = 3,195

Reproduction/Replacement Cost = 3,195
 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0
 Total Depreciated Cost = 3,067

ECF (090 - TAX EXEMPT) 0.550 => TCV of Bldg: 1 = 1,687
 Replacement Cost/Floor Area= 29.58 Est. TCV/Floor Area= 15.62

Total Estimated True Cash Value of Commercial/Industrial Buildings = 1,687

2018 Est. T.C.V. 009-011-026-78 = 0

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-012-019-45 2018 Est. T.C.V. MOLITOR RUSSELL D & MARGARET A
 Property Class: 401 6894 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	75.00	302.02	0.9036	1.0000	2400	100		162,648
75 Actual Front Feet, 0.52 Total Acres Total Est. Land Value =								162,648

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	2.0	97	1,940
Total Estimated Land Improvements True Cash Value =					1,940

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C+10 Blt 1995

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1320 SF Floor Area = 3436 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	111.38	0.00	0.00	1320	147,022
1	Story Siding	Overhang	37.21	0.00	0.00	796	29,619

Other Additions/Adjustments	Rate	Size	Cost
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

Average Fixture(s)	Rate	Size	Cost
3 Fixture Bath	760.00	1	760
2 Fixture Bath	2400.00	1	2,400
2 Fixture Bath	1600.00	1	1,600

(14) Water/Sewer

Public Sewer	Rate	Size	Cost
Public Sewer	1162.00	1	1,162
Well, 100 Feet	2700.00	1	2,700

(15) Built-Ins & Fireplaces

Appliance Allowance	Rate	Size	Cost
Appliance Allowance	1915.00	1	1,915

(16) Porches

WPP, Standard	Rate	Size	Cost
WPP, Standard	7.69	510	3,922

(16) Deck/Balcony

Wood Balcony	Rate	Size	Cost
Wood Balcony	17.50	48	840

(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	Rate	Size	Cost
Base Cost	19.35	796	15,403
Common Wall: 2 Wall	-2575.00	1	-2,575
Automatic Doors	375.00	2	750

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	Rate	Size	Cost
Base Cost	14.55	1800	26,190
Automatic Doors	375.00	3	1,125

County Multiplier = 1.38 => Cost New = 322,378

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 274,021

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	Rate	Size	Cost
Basement Recreation Finish	11.45	1300	14,885

County Multiplier = 1.38 => Cost New = 20,541

Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 10,271

Total Depreciated Cost = 284,292

ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 398,009

2018 Est. T.C.V. 009-012-019-45 = 562,597

Est. TCV/Total Floor Area = 163.74

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
281,300	281,300	281,300	198,320	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	4,164	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
281,300	281,300	281,300	202,484	202,484	202,484	

009-012-012-00 2018 Est. T.C.V. MOODY LAWRENCE D
 Property Class: 402 S GREEN RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS
 * Factors * MEETS&BOUNDS PARCEL
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 <Site Value F> SITE \$10000 10000 100 10,000
 103 Actual Front Feet, 1.03 Total Acres Total Est. Land Value = 10,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 0

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 Other Additions/Adjustments Rate Size Cost

(14) Water/Sewer
 Well, 50 Feet 1575.00 1 1,575
 1000 Gal Septic 2895.00 1 2,895

County Multiplier = 1.38 => Cost New = 6,169

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 6,107
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 5,985

2018 Est. T.C.V. 009-012-012-00 = 15,985
 Est. TCV/Total Floor Area = 0.00, Most recent sale 02/19/2016 for 0
 2017 Assessed MBOR S.E.V. Base for Cap C.P.I.
 7,900 7,900 7,900 5,301 2.10
 2018 New Eq. Adjustment Loss Additions Tax Adjustment Losses
 0 100 0 0 111 0
 2018 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT
 8,000 8,000 8,000 5,412 5,412 0

009-010-017-70	2018 Est. T.C.V.	MOORE SHERMAN & JUDITH
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GRP B BACK LOTS					7000	100		7,000
50 Actual Front Feet, 0.06 Total Acres							Total Est. Land Value =	7,000

2018 Est. T.C.V. 009-010-017-70 = 7,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/05/2005 for 3,900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
3,500	3,500	3,500	3,074	2.10				
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
	0	0	0	64	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
3,500	3,500	3,500	3,138	3,138	0			

009-010-017-59 2018 Est. T.C.V. MOORE SHERMAN W & JUDITH G
 Property Class: 402 S BIRCH HAVEN BEACH DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS					5000	100		5,000
50 Actual Front Feet, 0.06 Total Acres							Total Est. Land Value =	5,000

2018 Est. T.C.V. 009-010-017-59 = 5,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 05/24/2017 for 4,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	53	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
2,500	0	0	2,500	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	54	2,500	2,500	

009-010-003-00 2018 Est. T.C.V. MORSE MICHELLE L & CROZIER DANETTE
Property Class: 401 1900 S SCHNEIDER ST
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	115.75	128.79	0.7454	1.0000	500	100		43,142
116 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								43,142

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	620	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 5000	5000.00	1.00	1.0	95	4,750
Total Estimated Land Improvements True Cash Value =					4,750

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+5 Blt 1999

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 1736 SF Floor Area = 1736 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
1	Story Siding	Basement	64.58	0.00	2.01	1736	115,600	
Other Additions/Adjustments			Rate			Size	Cost	
(1) Exterior								
Brick Veneer			8.25			336	2,772	
(9) Basement Finish								
Basement Recreation Finish			11.45			1500	17,175	
Walk out Basement Door(s)			775.00			2	1,550	
(13) Plumbing								
Average Fixture(s)			760.00			1	760	
3 Fixture Bath			2400.00			2	4,800	
(14) Water/Sewer								
Public Sewer			1162.00			1	1,162	
Well, 100 Feet			2700.00			1	2,700	
(15) Built-Ins & Fireplaces								
Appliance Allowance			1915.00			1	1,915	
Sauna			5460.00			1	5,460	
Fireplace: Interior 1 Story			3250.00			1	3,250	
Fireplace: Wood Stove			1350.00			1	1,350	
(16) Porches								
WPP, Standard			7.18			620	4,452	
WCP (1 Story), Standard			23.55			160	3,768	
(17) Garages								
Class:C Exterior: Siding Foundation: 42 Inch (Finished)								
Base Cost			20.23			720	14,566	
Common Wall: 1 Wall			-1300.00			1	-1,300	
Automatic Doors			375.00			2	750	
County Multiplier = 1.38 =>							Cost New =	249,407
Phy/Ab.Phy/Func/Econ/Comb.%Good= 81/100/100/100/81.0,							Depr.Cost =	202,019
ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 1 =								274,746

2018 Est. T.C.V. 009-010-003-00							=	322,638
Est. TCV/Total Floor Area = 185.85, Most recent sale 08/22/2017 for 325,000								
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
162,200	162,200	162,200	106,920	2.10				
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
	0	-900	0	54,380	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
161,300	161,300	161,300	109,165	161,300	161,300			

009-012-005-95	2018 Est. T.C.V.	MOSHER DALE G
Property Class: 401		6420 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
\$65 /FF	204.49	236.45	1.0000	1.0000	65	100		13,292
204 Actual Front Feet, 1.11 Total Acres								Total Est. Land Value = 13,292

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.24	1.00	288	0	0
Shed: Wood Frame	11.06	1.00	120	50	663
Total Estimated Land Improvements True Cash Value =					663

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-5 Blt 1978

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1400 SF Floor Area = 1400 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	60.24	0.00	0.00	1400	84,336

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish
Basement Recreation Finish 11.45 180 2,061

(13) Plumbing
Average Fixture(s) 760.00 1 760
3 Fixture Bath 2400.00 1 2,400

(14) Water/Sewer
Well, 100 Feet 2700.00 1 2,700
1000 Gal Septic 3085.00 1 3,085

(15) Built-Ins & Fireplaces
Appliance Allowance 1915.00 1 1,915

(16) Porches
WPP, Standard 9.09 320 2,909

(17) Garages
Class:C Exterior: Siding Foundation: 42 Inch (Finished)
Base Cost 22.65 576 13,046
Common Wall: 1 Wall -1300.00 1 -1,300
Automatic Doors 375.00 1 375

County Multiplier = 1.38 => Cost New = 154,956

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 108,469
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 106,300

2018 Est. T.C.V. 009-012-005-95 = 120,255

Est. TCV/Total Floor Area = 85.90, Most recent sale 03/30/2017 for 138,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
58,500	58,500	58,500	52,367	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,600	0	0	7,733	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
60,100	60,100	60,100	53,466	60,100	60,100	

009-012-006-00 2018 Est. T.C.V. MURRAY RONALD JR & DONNA
 Property Class: 401 6480 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	233.00	300.99	1.0000	1.0000	40	100		9,320
233 Actual Front Feet, 1.61 Total Acres Total Est. Land Value =								9,320

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	552	50	949
Total Estimated Land Improvements True Cash Value =					949

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1974

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1792 SF Floor Area = 1792 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	61.19	0.00	0.00	1792	109,652

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400

(14) Water/Sewer

Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	3085.00	1	3,085

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	19.20	576	11,059
Common Wall: 1 Wall	-1300.00	1	-1,300

County Multiplier = 1.38 => Cost New = 178,222

Phy/Ab.Phy/Func/Econ/Comb.%Good= 68/100/100/100/68.0, Depr.Cost = 121,191
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 118,767

2018 Est. T.C.V. 009-012-006-00 = 129,036

Est. TCV/Total Floor Area = 72.01, Most recent sale 01/01/2003 for 110,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
62,700	62,700	62,700	54,844	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,800	0	0	1,151	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
64,500	64,500	64,500	55,995	55,995	55,995	

009-012-023-00 2018 Est. T.C.V. NEDERHOOD DERRICK & JENNY
 Property Class: 401 6681 LAKEVIEW DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$75/FF	234.00	521.23	1.0000	1.0000	75	100		17,550
234 Actual Front Feet, 2.80 Total Acres Total Est. Land Value =								17,550

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	192	45	257
Total Estimated Land Improvements True Cash Value =					257

< Cost Estimates for Res. Building: 1 Mobile Home Class: Low Quality >
 (11) Heating System: Forced Warm Air

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	27.78	0.00	0	980	27,224

Other Additions/Adjustments	Rate	Size	Cost
Addition/Crawl	30.25	498	15,065

(2) Skirting
 Metal/Vinyl 5.43 168 912

(9) Foundation
 Foundation Wall: Concrete 7.13 0 0

(13) Plumbing
 Average Fixture(s) 405.00 1 405

(14) Water/Sewer
 Public Sewer 912.00 1 912
 Well, 100 Feet 2425.00 1 2,425

(15) Built-Ins & Fireplaces
 Appliance Allowance 1235.00 1 1,235

(17) Garages
 Class:D Exterior: Pole Foundation: 42 Inch (Unfinished)
 Base Cost 11.48 768 8,817
 Mechanical Doors 325.00 2 650

County Multiplier = 1.38 => Cost New = 79,550

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 27,842
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 13,921

2018 Est. T.C.V. 009-012-023-00 = 31,728

Est. TCV/Total Floor Area = 21.47, Most recent sale 09/14/2017 for 47,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,900	15,900	15,900	15,180	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	720	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,900	15,900	15,900	15,498	15,900	0	

009-010-017-66 2018 Est. T.C.V. NORMAN RANDALL & CHRISTIE
 Property Class: 401 SIXTH ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA
 * Factors * 93 & 94

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot	580,590				2000	100		2,000
<Site Value A> Bk Lot	580,590				2000	100		2,000
100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								4,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	913	0	0
D/W/P: Crushed Rock	1.24	1.00	230	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2011

(11) Heating System: No Heating/Cooling
 Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost

Other Additions/Adjustments Rate Size Cost

(17) Garages
 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 14.55 1522 22,145
 Automatic Doors 375.00 2 750

County Multiplier = 1.38 => Cost New = 31,595

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 30,015
 ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 1 = 40,821

2018 Est. T.C.V. 009-010-017-66						=	47,196
Est. TCV/Total Floor Area = 0.00, Most recent sale 10/22/2010 for 14,000							
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
24,900	24,900	24,900	20,159	2.10			
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,300		0	0	423	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
23,600	23,600	23,600	20,582	20,582	0		

009-012-020-00	2018 Est. T.C.V.	OHLE RICHARD L & NANCY L
Property Class: 402		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1200/FF	24.00	193.00	1.0000	1.0000	1200	100		28,800
24 Actual Front Feet, 0.11 Total Acres								Total Est. Land Value = 28,800

2018 Est. T.C.V. 009-012-020-00 = 28,800

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
14,400	14,400	14,400	11,123	2.10			
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	233	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
14,400	14,400	14,400	11,356	11,356	0		

009-011-020-00	2018 Est. T.C.V.	OWSTON JOAN
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	6000				6000	100		6,000
200 Actual Front Feet,	0.46	Total Acres			Total Est.		Land Value =	6,000

2018 Est. T.C.V. 009-011-020-00 = 6,000

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500	2,052	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-500	0	0	43	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,000	3,000	3,000	2,095	2,095	2,095	

009-012-018-00	2018 Est. T.C.V.	PAMIDA STORES OPERATING CO LLC
Property Class: 201		1960 S MOREY RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
M66 N OF JENNIN	210.00	308.00	1.0000	0.0000	350	100*		0
COMMERCIAL \$1/SQFT			1.49 Acres		43560	100		64,687
* denotes lines that do not contribute to the total acreage calculation.								
210 Actual Front Feet, 1.49 Total Acres								Total Est. Land Value = 64,687

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value	
Commercial/Industrial Local Cost Land Improvements						
Description	Rate	CountyMult.	Size	%Good	%Arch.Mult	Cash Value
PAVING	1.00	1.00	35750.0	50	100	17,875
Total Estimated Land Improvements True Cash Value = 17,875						

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1980

Costs are taken from the Store, Discount cost schedules.

<<<<< Calculator Cost Computations >>>>>
Class: S Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 44.15

(10) Heating system: Package Heating & Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 44.15

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 14 Height per Story Multiplier: 0.950
Ave. Floor Area: 17,296 Perimeter: 500 Perim. Multiplier: 0.877
Refined Square Foot Cost for Upper Floors: 36.78

County Multiplier: 1.35, Final Square Foot Cost for Upper Floors = 49.658

Total Floor Area: 17,296 Base Cost New of Upper Floors = 858,882
Reproduction/Replacement Cost = 858,882
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 36 /100/100/100/36.0
Total Depreciated Cost = 309,197

<<<<< Segregated Cost Computations >>>>>
Costs taken from Segregated Cost Section 3: Stores & Commercial

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Base Cost
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(39) Miscellaneous
Canopies & Marquees:
Wood Frame 1 Up 16.25 1170 1.000 1.000 19013
Total Base Cost of Lump-Sum Items = 19013
Total Base Cost New = 19013

County Multiplier: 1.35 Architectural Multiplier: 0.25 Combined: 0.338

Reproduction/Replacement Cost = 6,417
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 36 /100/100/100/36.0
Total Depreciated Cost = 2,310

Unit in Place Items	Rate	Quantity	Cnty Arch	%Good	Depr.Cost
STEEL SHIPPING DOCK	23.28	108	1.35 1.00	94	3,191

ECF (201C COMMERCIAL GROUP C) 0.850 => TCV of Bldg: 1 = 267,493
Replacement Cost/Floor Area= 50.23 Est. TCV/Floor Area= 15.47

Total Estimated True Cash Value of Commercial/Industrial Buildings = 267,493

2018 Est. T.C.V. 009-012-018-00 = 350,055
Est. TCV/Total Floor Area = 20.24, Most recent sale 01/08/2008 for 350,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
168,100	168,100	168,100	168,100	2.10	
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,900	0	0	3,530	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
175,000	175,000	175,000	171,630	171,630	0

009-010-017-78 2018 Est. T.C.V. PAPPENFUSS RANDOLPH KAREN E &
 Property Class: 402 S BIRCHAVEN BEACH DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GRP B BACK LOTS					7000	100	.	7,000
75 Actual Front Feet, 0.09 Total Acres					Total Est. Land Value =			7,000

2018 Est. T.C.V. 009-010-017-78 = 7,000

Est. TCV/Total Floor Area = 0.40, Most recent sale 06/01/2004 for 5,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500	631	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	13	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,500	3,500	3,500	644	644	0	

009-011-008-33 2018 Est. T.C.V. PEJAKOVICH JOSEPH W & LINDA D
 Property Class: 401 W JENNINGS RD
 Map #: LAKE TOWNSHIP ,

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	6000				6000	100		6,000
117 Actual Front Feet, 0.41 Total Acres Total Est. Land Value =								6,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	120	50	253
Total Estimated Land Improvements True Cash Value =					253

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2016

(11) Heating System: No Heating/Cooling

Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost

Other Additions/Adjustments	Rate	Size	Cost

(17) Garages

Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)

Base Cost	10.13	1200	12,156
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 17,293

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 17,120
 ECF (409 - RURAL SUBS) 1.010 => TCV of Bldg: 1 = 17,291

2018 Est. T.C.V. 009-011-008-33 = 23,544

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
11,800	11,800	11,800	9,756	2.10		
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	0	0	204	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,800	11,800	11,800	9,960	9,960	0	

009-011-012-50 2018 Est. T.C.V. PIANA MARC
 Property Class: 401 7178 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
150 Actual Front Feet, 0.69 Total Acres Total Est. Land Value =								8,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.20	1.00	1400	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D+10 Blt 1987

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 1120 SF Floor Area = 1120 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	52.09	-10.11	-0.86	476	19,573
1	Story Siding	Slab	52.09	-10.11	-0.86	644	26,481

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	525.00	1	525
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(14) Water/Sewer

Well, 100 Feet	2425.00	1	2,425
1000 Gal Septic	2720.00	1	2,720

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Deck/Balcony

Treated Wood,Standard	15.57	20	311
Treated Wood,Standard	15.57	20	311

(17) Garages

Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)

Base Cost	12.04	576	6,935
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 83,962

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 67,170
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 65,826

2018 Est. T.C.V. 009-011-012-50 = 74,301

Est. TCV/Total Floor Area = 66.34, Most recent sale 10/09/2015 for 74,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
36,100	36,100	36,100	34,306	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,100	0	720	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
37,200	37,200	37,200	35,026	35,026	35,026

009-012-011-00 2018 Est. T.C.V. PROVONCHE DUANE G & MARGUERITE
 Property Class: 401 1953 S GREEN RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 1 -	2.99	@\$5500	2.50 Acres		5500	100		13,750
2.50 Total Acres Total Est. Land Value =								13,750

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.78	1.00	190	50	834
Total Estimated Land Improvements True Cash Value =					834

Cost Est. for Res. Bldg: 1 Single Family HUD Cls CD Blt 1985

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1148 SF Floor Area = 1148 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	57.79	-12.26	0.00	924	42,070
1	Story Siding	Crawl Space	57.79	-8.45	0.00	224	11,052

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s)	630.00	1	630
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(14) Water/Sewer

Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2895.00	1	2,895

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Deck/Balcony

Treated Wood,Standard	8.05	96	773
Treated Wood,Standard	7.20	150	1,080
Treated Wood,Standard	11.92	36	429

(16) Breezeways

Frame Wall,Finished	27.25	224	6,104
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(17) Garages

Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	17.50	528	9,240
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County Multiplier = 1.38 => Cost New = 106,623

Phy/Ab.Phy/Func/Econ/Comb.%Good= 66/100/100/100/66.0, Depr.Cost = 70,371

Separately Depreciated Items:

(17) Garages

Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	23.79	266	6,328
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County Multiplier = 1.38 => Cost New = 8,733

Phy/Ab.Phy/Func/Econ/Comb.%Good= 51/100/100/100/51.0, Depr.Cost = 4,454

Total Depreciated Cost = 74,825

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.550 => TCV of Bldg: 1 = 41,154

2018 Est. T.C.V. 009-012-011-00 = 55,738

Est. TCV/Total Floor Area = 48.55, Most recent sale 07/01/1999 for 66,900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
27,900	0	0	0	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
27,900	0	22,939	0	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
27,900	27,900	27,900	22,939	22,939	22,939	

009-012-002-00 2018 Est. T.C.V. RAMACKER HEATHER L
 Property Class: 401 6550 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 1 -	2.99	@\$5500	2.82	Acres	5500	100		15,510
2.82 Total Acres Total Est. Land Value =								15,510

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.35	1.00	870	0	0
D/W/P: Crushed Rock	1.22	1.00	4125	0	0
Pool: Plastic	28.65	1.00	500	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 10000	10000.00	1.00	1.0	95	9,500
Total Estimated Land Improvements True Cash Value =					9,500

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1912

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1393 SF Floor Area = 1741 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	64.79	-8.03	0.00	1393	79,067

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	630.00	1	630
3 Fixture Bath	1975.00	1	1,975

(14) Water/Sewer

Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2895.00	1	2,895

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
Fireplace: Direct-Vented Gas	925.00	1	925

(16) Porches

CGEP (1 Story), Standard	52.74	60	3,164
WPP, Standard	12.86	119	1,530
WPP, Standard	6.85	711	4,870

(17) Garages

Class:CD Exterior: Pole Foundation: 42 Inch (Unfinished)

Base Cost	14.83	496	7,356
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 145,973

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 103,641
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 101,568

Ag. Bld 1 1900, 4 Wall Barn, General Purpose Class:D,Pole Quality:Average
 Heating System:No Heating/Cooling Rate Adj.:0.00 Desc:

Rate	Height-%Adj	Perim.-%Adj	Heat-Adj	Size	CountyMult.	Cost New
14.15	0.946	0.996	0.00	2400	1.38	44,157

 Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/ 25/100/8.8, Depr.Cost = 3,864
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 1 = 4,250

Total Estimated True Cash Value of Agricultural Buildings = 4,250

2018 Est. T.C.V. 009-012-002-00 = 130,828

Est. TCV/Total Floor Area = 75.15, Most recent sale 04/15/2015 for 127,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
63,900	63,900	63,900	61,448	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,500	0	0	1,290	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
65,400	65,400	65,400	62,738	62,738	62,738

009-010-037-00 2018 Est. T.C.V. RANDAZZO MICHAEL & WIZNER
 Property Class: 401 8630 W PETERSON POINT RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP E 800/FF	180.00	307.00	1.0000	1.0000	800	100		144,000
180 Actual Front Feet, 1.27 Total Acres Total Est. Land Value =								144,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	180	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+5 Blt 1973

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1310 SF Floor Area = 1420 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1+	Story Siding	Crawl Space	70.77	-9.55	0.00	1310	80,198
1	Story Siding	Overhang	37.25	0.00	0.00	110	4,098

Other Additions/Adjustments Rate Size Cost

(13) Plumbing							
Average Fixture(s)			760.00			1	760
3 Fixture Bath			2400.00			1	2,400

(14) Water/Sewer							
Public Sewer			1162.00			1	1,162
Well, 100 Feet			2700.00			1	2,700

(15) Built-Ins & Fireplaces							
Appliance Allowance			1915.00			1	1,915
Fireplace: Interior 1 Story			3250.00			1	3,250
Fireplace: Two Sided			4675.00			1	4,675
Fireplace: Exterior 1 Story			3875.00			1	3,875

(16) Porches							
CCP (1 Story), Standard			44.00			40	1,760

(17) Garages
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost			20.00			528	10,560
Common Wall: 1 Wall			-1300.00			1	-1,300
Mechanical Doors			350.00			1	350

County Multiplier = 1.38 => Cost New = 160,636

Notes: LOFT

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 104,413
 ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 1 = 142,002

2018 Est. T.C.V. 009-010-037-00 = 286,952

Est. TCV/Total Floor Area = 202.08, Most recent sale 10/01/2002 for 231,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
140,300	140,300	140,300	119,716	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,200	0	2,514	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
143,500	143,500	143,500	122,230	122,230	122,230	

009-010-005-00 2018 Est. T.C.V. RAY REGINA B &
 Property Class: 401 1940 S SCHNEIDER ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$800	65.00	409.15	0.9763	1.0000	800	100		50,766
65 Actual Front Feet, 0.61 Total Acres Total Est. Land Value =								50,766

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.34	1.00	240	50	1,001
Total Estimated Land Improvements True Cash Value =					1,001

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1970

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1208 SF Floor Area = 1510 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	66.40	-8.34	0.00	1208	70,136

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	630.00	1	630
3 Fixture Bath	1975.00	1	1,975

(14) Water/Sewer

Public Sewer	1025.00	1	1,025
Well, 100 Feet	2550.00	1	2,550

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

WPP, Standard	9.66	234	2,260
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(16) Deck/Balcony

Treated Wood, Standard	7.46	128	955
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(17) Garages

Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	18.45	576	10,627
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =>

Cost New = 126,890

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 76,134

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 98,974

2018 Est. T.C.V. 009-010-005-00 = 150,741

Est. TCV/Total Floor Area = 99.83

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
71,600	71,600	71,600	59,988	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,800	0	0	1,259	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
75,400	75,400	75,400	61,247	61,247	61,247	

009-012-005-40 2018 Est. T.C.V. REDMAN ROBERT L & SHAWN
 Property Class: 401 1796 BARBARA DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors * 2011 005-34 PARCEL ADDED
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 SALES & EQ RATE 12.750 Acres 2,100 100 26,775
 12.75 Total Acres Total Est. Land Value = 26,775

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000
 Description Rate CountyMult. Size %Good Cash Value
 Shed: Metal Prefab 9.29 1.00 80 50 372
 Total Estimated Land Improvements True Cash Value = 372

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 1999

(11) Heating System: No Heating/Cooling
 Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost

Other Additions/Adjustments Rate Size Cost
 (16) Deck/Balcony
 Roof Cover Only,Standard 9.80 320 3,136

(17) Garages
 Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)
 Base Cost 11.60 768 8,909
 Mechanical Doors 350.00 1 350
 No Floor Deduction -3.15 768 -2,419
 Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)
 Base Cost 18.90 256 4,838
 Common Wall: 1 Wall -768.75 1 -769
 Mechanical Doors 350.00 1 350
 No Floor Deduction -3.15 256 -806

County Multiplier = 1.38 => Cost New = 18,753

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 16,877
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 16,540

2018 Est. T.C.V. 009-012-005-40 = 43,687
 Est. TCV/Total Floor Area = 0.00, Most recent sale 12/01/1996 for 14,000
 2017 Assessed MBOR S.E.V. Base for Cap C.P.I.
 21,600 21,600 21,600 21,179 2.10
 2018 New Eq. Adjustment Loss Additions Tax Adjustment Losses
 0 200 0 0 444 0
 2018 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT
 21,800 21,800 21,800 21,623 21,623 21,623

009-012-021-00	2018 Est. T.C.V.	REID PATRICK J ETAL
Property Class: 402		RAILROAD ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$2800			11.20 Acres		2800	100		31,360
			11.20 Total Acres				Total Est. Land Value =	31,360

2018 Est. T.C.V. 009-012-021-00 = 31,360

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
16,800	16,800	16,800	16,800	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,100	0	0	-1,100	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,700	15,700	15,700	17,152	15,700	0	

009-010-018-99	2018 Est. T.C.V.	RIETSEMA KLASS & KATHY
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS					5000	100		5,000
50 Actual Front Feet, 0.06 Total Acres							Total Est. Land Value =	5,000

2018 Est. T.C.V. 009-010-018-99 = 5,000

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
2,800	2,800	2,800	251	2.10				
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	-300	0	0	5	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
2,500	2,500	2,500	256	256	0			

009-011-001-00	2018 Est. T.C.V.	ROLKA STEVEN R
Property Class: 402		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I 100/FF	80.00	0.00	1.0000	1.0000	100	100		8,000
Residentia 8 - 17 @\$2000			31.12 Acres		2000	100		62,240
80 Actual Front Feet, 31.12 Total Acres							Total Est. Land Value =	70,240

2018 Est. T.C.V. 009-011-001-00 = 70,240

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
33,600	33,600	33,600	26,247	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,500	0	551	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
35,100	35,100	35,100	26,798	26,798	0	

009-011-006-00 2018 Est. T.C.V. ROLKA STEVEN R
 Property Class: 401 1729 S DICKERSON RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 1500/FF	100.00	125.00	0.8123	1.0000	1500	100		121,838
100 Actual Front Feet, 0.29 Total Acres					Total Est.		Land Value =	121,838

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements		True	Cash Value =		475

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-5 Blt 1971

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 816 SF Floor Area = 816 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	66.60	0.00	0.00	816	54,346

Other Additions/Adjustments	Rate	Size	Cost
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

Average Fixture(s)	760.00	1	760
2 Fixture Bath	1600.00	1	1,600

(14) Water/Sewer

Public Sewer	1162.00	1	1,162
Well, 100 Feet	2700.00	1	2,700

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Exterior 1 Story	3875.00	1	3,875

(16) Porches

WPP, Standard	9.78	256	2,504
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(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	19.20	576	11,059
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 111,877

Phy/Ab.Phy/Func/Econ/Comb.%Good= 64/100/100/100/64.0, Depr.Cost = 71,601

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.45	400	4,580
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County Multiplier = 1.38 => Cost New = 6,320

Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 3,160

Total Depreciated Cost = 74,762

ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 112,142

2018 Est. T.C.V. 009-011-006-00 = 234,455

Est. TCV/Total Floor Area = 287.32

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
113,500	113,500	113,500	80,851	2.10		
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	3,700	0	0	1,697	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
117,200	117,200	117,200	82,548	82,548	0	

009-010-040-00 2018 Est. T.C.V. ROSS VICTOR D
 Property Class: 401 X W JENNINGS RD ISLE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	100.00	1200.08	0.7846	1.0000	500	100		39,229
100 Actual Front Feet, 2.75 Total Acres Total Est. Land Value =								39,229

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 5000	5000.00	1.00	1.0	95	4,750
Total Estimated Land Improvements True Cash Value =					4,750

Cost Est. for Res. Bldg: 1 Single Family LOG Cls D Blt 1948

(11) Heating System: Space Heater

Ground Area = Size for Rates = 616 SF Floor Area = 616 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	54.86	-9.61	-1.89	616	26,710

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s) 525.00 1 525

(14) Water/Sewer

Public Sewer 912.00 1 912
Well, 100 Feet 2425.00 1 2,425

(15) Built-Ins & Fireplaces

Appliance Allowance 1235.00 1 1,235

(16) Deck/Balcony

Treated Wood,Standard 6.40 220 1,408
Treated Wood,Standard 6.40 220 1,408
Pine w/Roof,Standard 33.75 34 1,148

(17) Garages

Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost 19.23 384 7,384
No Floor Deduction -3.00 384 -1,152

County Multiplier = 1.38 => Cost New = 57,964

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 34,778
ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 45,212

2018 Est. T.C.V. 009-010-040-00 = 89,191

Est. TCV/Total Floor Area = 144.79

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
42,900	42,900	42,900	32,838	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,700	0	689	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
44,600	44,600	44,600	33,527	33,527	0	

009-012-029-00	2018 Est. T.C.V.	ROWELL ROBIN GAYLE TRUST
Property Class: 402		W RAILROAD ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G> RURAL SITES					15000	100		15,000
		0.860 Acres			0	100		0
210 Actual Front Feet, 0.86 Total Acres							Total Est. Land Value =	15,000

2018 Est. T.C.V. 009-012-029-00 = 15,000

Est. TCV/Total Floor Area = 24.35

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,000	4,000	4,000	2,021	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,500	0	0	42	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,500	7,500	7,500	2,063	2,063	0	0

009-011-022-00	2018 Est. T.C.V.	ROY MARK D & SHEILA M
Property Class: 402		RAILROAD ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	6000				6000	100		6,000
150 Actual Front Feet,	0.35	Total Acres			Total Est.		Land Value =	6,000

2018 Est. T.C.V. 009-011-022-00 = 6,000

Est. TCV/Total Floor Area = 9.74

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500	1,667	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-500	0	0	35	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,000	3,000	3,000	1,702	1,702	0	

009-010-017-85 2018 Est. T.C.V. RYAN DAVID & PAMELA M
 Property Class: 401 1374 S BIRCHAVEN BEACH DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS					5000	100		5,000
50 Actual Front Feet, 0.06 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	650	0	0
Shed: Wood Frame	13.08	1.00	50	50	327

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	94	940
Total Estimated Land Improvements True Cash Value =					1,267

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2002

(11) Heating System: No Heating/Cooling

Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost

Other Additions/Adjustments	Rate	Size	Cost

(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	19.01	589	11,197
Automatic Doors	375.00	2	750
Storage area over garage	3.95	484	1,912

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	29.25	237	6,932
Common Wall: 1 Wall	-1300.00	1	-1,300

County Multiplier = 1.38 => Cost New = 26,897

Notes: GARAGE & WORKSHOP

Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/86.0, Depr.Cost = 23,132
 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 = 25,445

2018 Est. T.C.V. 009-010-017-85						=	31,712
Est. TCV/Total Floor Area = 0.00, Most recent sale 10/21/2014 for 1							
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
15,500	15,500	15,500	14,731	2.10			
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	400	0	0	309	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
15,900	15,900	15,900	15,040	15,040	0		

009-012-014-00 2018 Est. T.C.V. SARGENT QUENTIN & NANCY E
 Property Class: 401 1776 S MOREY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
M-55/66 \$300	100.00	150.00	1.0000	0.0000	300	100*		0
COMMERCIAL \$1/SQFT			0.34 Acres		43560	100		14,985
* denotes lines that do not contribute to the total acreage calculation.								
100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								14,985

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	136	0	0
Shed: Wood Frame	13.12	1.00	49	50	321
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	97	970
Total Estimated Land Improvements True Cash Value =					1,291

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-5 Blt 1952

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1239 SF Floor Area = 1239 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	61.47	-10.70	1.82	1239	65,159

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s) 760.00 1 760

(14) Water/Sewer

Well, 50 Feet 1575.00 1 1,575
1000 Gal Septic 3085.00 1 3,085

(15) Built-Ins & Fireplaces

Appliance Allowance 1915.00 1 1,915

(16) Porches

CCP (1 Story), Standard 44.00 40 1,760

(16) Deck/Balcony

Roof Cover Only, Standard 12.85 126 1,619
Roof Cover Only, Standard 12.85 136 1,748

(17) Carports

Comp.Shingle 7.85 624 4,898

County Multiplier = 1.38 => Cost New = 113,876

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 62,632
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 61,379

2018 Est. T.C.V. 009-012-014-00 = 77,655

Est. TCV/Total Floor Area = 62.68, Most recent sale 07/05/2017 for 77,250

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
38,700	38,700	38,700	38,165	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
1,800	-1,700	0	1,800	-1,165	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
38,800	38,800	38,800	40,766	38,800	38,800	

009-011-015-00 2018 Est. T.C.V. SCAFE DOUGLAS G & JANE E
 Property Class: 401 7062 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
125 Actual Front Feet, 1.09 Total Acres Total Est. Land Value =								8,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.51	1.00	1000	0	0
D/W/P: 4in Concrete	3.35	1.00	504	0	0
Fencing: Wire Mesh, #9	1.87	1.00	467	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1966

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1040 SF Floor Area = 1040 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	58.89	-8.67	0.00	1040	52,229

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing			
Average Fixture(s)	630.00	1	630

(14) Water/Sewer			
Well, 100 Feet	2550.00	1	2,550
1000 Gal Septic	2895.00	1	2,895

(15) Built-Ins & Fireplaces			
Appliance Allowance	1415.00	1	1,415

(16) Deck/Balcony			
Treated Wood,Standard	6.43	280	1,800

(17) Garages

Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	17.14	672	11,518
Common Wall: 1 Wall	-1225.00	1	-1,225
Automatic Doors	375.00	1	375
Mechanical Doors	350.00	1	350

Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)

Base Cost	11.14	768	8,556
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 112,391

Notes: REMODEL 1990 & 2014

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 67,435
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 66,086

2018 Est. T.C.V. 009-011-015-00 = 74,561

Est. TCV/Total Floor Area = 71.69, Most recent sale 05/12/2016 for 70,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
34,600	34,600	34,600	34,600	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,700	0	726	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
37,300	37,300	37,300	35,326	35,326	0	

009-010-018-95	2018 Est. T.C.V.	SCHLICK DAVID R & MARIANNE Q
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS					5000	100		5,000
50 Actual Front Feet, 0.05 Total Acres							Total Est. Land Value =	5,000

2018 Est. T.C.V. 009-010-018-95 = 5,000

Est. TCV/Total Floor Area = 4.81, Most recent sale 09/20/2004 for 3,700

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
2,800	2,800	2,800	2,800	2.10				
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	-300	0	0	-300	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
2,500	2,500	2,500	2,858	2,500	0			

009-010-010-00 2018 Est. T.C.V. SCHNEIDER LUCILLE M LE
 Property Class: 401 1988 S SCHNEIDER ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP E 800/FF	93.00	388.00	1.0000	1.0000	800	100		74,400
93 Actual Front Feet, 0.83 Total Acres Total Est. Land Value =								74,400

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 5000	5000.00	1.00	1.0	95	4,750
Total Estimated Land Improvements True Cash Value =					4,750

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-5 Blt 1989

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 952 SF Floor Area = 952 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	64.50	0.00	0.00	952	61,404

Other Additions/Adjustments	Rate	Size	Cost
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(9) Basement Finish

Basement Recreation Finish	11.45	600	6,870
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400

(14) Water/Sewer

Public Sewer	1162.00	1	1,162
Well, 100 Feet	2700.00	1	2,700

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CCP (1 Story), Standard	33.08	72	2,382
WPP, Standard	9.78	256	2,504

(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	25.41	320	8,131
Common Wall: 1.5 Wall	-1925.00	1	-1,925
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 123,445

Phy/Ab.Phy/Func/Econ/Comb.%Good= 77/100/100/100/77.0, Depr.Cost = 95,052
 ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 1 = 129,271

2018 Est. T.C.V. 009-010-010-00 = 208,421

Est. TCV/Total Floor Area = 218.93

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
101,400	101,400	101,400	77,050	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,800	0	1,618	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
104,200	104,200	104,200	78,668	78,668	78,668	

009-010-027-00	2018 Est. T.C.V.	SCHNEIDER MICHAEL ETAL
Property Class: 402		W PETERSON POINT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

 Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$800	50.00	182.60	0.6989	1.0000	800	100		27,958
GROUP F 85/FF	148.00	182.60	1.0000	1.0000	85	100		12,580
198 Actual Front Feet, 0.83 Total Acres Total Est. Land Value =								40,538

 2018 Est. T.C.V. 009-010-027-00 = 40,538

Est. TCV/Total Floor Area = 42.58, Most recent sale 08/01/2001 for 121,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
21,100	21,100	21,100	21,100	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-800	0	0	-800	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,300	20,300	20,300	21,543	20,300	0	

009-010-028-00 2018 Est. T.C.V. SCHNEIDER MICHAEL ETAL
 Property Class: 401 8808 W PETERSON POINT RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$800	50.00	153.00	1.0000	1.0000	800	100		40,000
50 Actual Front Feet, 0.18 Total Acres Total Est. Land Value =								40,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	264	46	389
Total Estimated Land Improvements True Cash Value =					389

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1965

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 800 SF Floor Area = 800 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	62.30	-11.05	0.00	800	41,000

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s) 630.00 1 630

(14) Water/Sewer

Public Sewer 1025.00 1 1,025
Well, 100 Feet 2550.00 1 2,550

(15) Built-Ins & Fireplaces

Appliance Allowance 1415.00 1 1,415
Fireplace: Exterior 1 Story 3450.00 1 3,450

(16) Porches

CCP (1 Story), Standard 21.85 192 4,195

(17) Garages

Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost 17.50 528 9,240
Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 88,120

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 52,872
ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 68,734

2018 Est. T.C.V. 009-010-028-00 = 109,123

Est. TCV/Total Floor Area = 136.40

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
51,900	51,900	51,900	44,814	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,700	0	0	941	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
54,600	54,600	54,600	45,755	45,755	0	

009-011-012-00 2018 Est. T.C.V. SHAFER MONIE J & LINDA M
 Property Class: 401 7150 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
125 Actual Front Feet, 0.68 Total Acres Total Est. Land Value =								8,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.97	1.00	112	61	681
Total Estimated Land Improvements True Cash Value =					681

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1976

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1040 SF Floor Area = 1040 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	58.89	0.00	0.00	1040	61,246

Other Additions/Adjustments	Rate	Size	Cost
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(9) Basement Finish

Basement Recreation Finish	11.25	500	5,625
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(13) Plumbing

Average Fixture(s)	630.00	1	630
2 Fixture Bath	1325.00	1	1,325

(14) Water/Sewer

Public Sewer	1025.00	1	1,025
Well, 50 Feet	1575.00	1	1,575

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Deck/Balcony

Treated Wood,Standard	7.46	128	955
Treated Wood,Standard	10.15	48	487

(17) Garages

Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	19.98	484	9,670
Common Wall: 1 Wall	-1225.00	1	-1,225
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 114,648

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 80,253
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 78,648

2018 Est. T.C.V. 009-011-012-00 = 87,329

Est. TCV/Total Floor Area = 83.97, Most recent sale 04/01/2001 for 65,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
42,500	42,500	42,500	33,218	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,200	0	0	697	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
43,700	43,700	43,700	33,915	33,915	33,915	

009-011-019-00	2018 Est. T.C.V.	SHIPPY RICHARD R
Property Class: 402		S ARBUTUS AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
147 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	5,000

2018 Est. T.C.V. 009-011-019-00 = 5,000

Est. TCV/Total Floor Area = 4.81

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,500	2,500	2,500	2,500	2.10		
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	2,552	2,500	0	

009-012-018-25	2018 Est. T.C.V.	SJJP INVESTMENTS LLC
Property Class: 202		S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
M-55/66 \$300	168.00	308.00	1.0000	0.0000	300	100*		0
COMMERCIAL \$.75/SQFT			1.19 Acres		32670	100		38,812
* denotes lines that do not contribute to the total acreage calculation.								
168 Actual Front Feet, 1.19 Total Acres								Total Est. Land Value = 38,812

2018 Est. T.C.V. 009-012-018-25 = 38,812

Est. TCV/Total Floor Area = 37.32, Most recent sale 02/24/2017 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
19,400	19,400	19,400	9,243	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	3,722	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,400	19,400	19,400	9,437	12,965	0	

009-010-017-62	2018 Est. T.C.V.	SLACHTER MICHAEL & KIMBERLY
Property Class: 402		S BIRCHHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value H> GROUP H SITE10K					10000	100		10,000
75 Actual Front Feet, 0.09 Total Acres							Total Est. Land Value =	10,000

2018 Est. T.C.V. 009-010-017-62 = 10,000

Est. TCV/Total Floor Area = 9.62, Most recent sale 08/18/2014 for 10,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
5,000	5,000	5,000	3,531	2.10				
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	74	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
5,000	5,000	5,000	3,605	3,605	0			

009-010-026-00 2018 Est. T.C.V. SMITH DENNIS & DEBORAH
 Property Class: 401 8770 W PETERSON POINT RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$800	119.00	190.35	0.8143	1.0000	800	100		77,521
119 Actual Front Feet, 0.52 Total Acres Total Est. Land Value =								77,521

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Dock: Light posts	21.31	1.00	72	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1972

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1334 SF Floor Area = 1334 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	63.94	-9.06	0.00	1334	73,210

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Brick Veneer	8.25	496	4,092

(13) Plumbing			
Average Fixture(s)	760.00	1	760
2 Fixture Bath	1600.00	1	1,600
Separate Shower	775.00	1	775

(14) Water/Sewer			
Public Sewer	1162.00	1	1,162
Well, 100 Feet	2700.00	1	2,700

(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Exterior 1 Story	3875.00	1	3,875
Fireplace: Direct-Vented Gas	1200.00	1	1,200

(16) Deck/Balcony			
Treated Wood,Standard	9.11	72	656
Treated Wood,Standard	6.85	240	1,644
Treated Wood,Standard	8.30	100	830

(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	19.27	572	11,022
Common Wall: 1.5 Wall	-1925.00	1	-1,925
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 143,370

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 93,190

Separately Depreciated Items:

Local Cost Items:

GENERATOR	1500.00	1	1,500
Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,			Depr.Cost = 1,425

Total Depreciated Cost = 94,615

ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 1 = 128,677

2018 Est. T.C.V. 009-010-026-00 = 208,573

Est. TCV/Total Floor Area = 156.35, Most recent sale 10/25/2013 for 205,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
102,800	102,800	102,800	98,501	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,500	0	2,068	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
104,300	104,300	104,300	100,569	100,569	0	

009-010-029-00 2018 Est. T.C.V. SMITH KIRK A & SHERYL L
 Property Class: 401 8798 W PETERSON POINT RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$800	50.00	154.00	1.0000	1.0000	800	100		40,000
50 Actual Front Feet, 0.18 Total Acres Total Est. Land Value =								40,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.35	1.00	143	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1940

(11) Heating System: No Heating/Cooling

Ground Area = Size for Rates = 576 SF Floor Area = 576 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	67.77	-11.97	-3.52	576	30,113

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	630.00	1	630
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(14) Water/Sewer

Public Sewer	1025.00	1	1,025
Well, 100 Feet	2550.00	1	2,550

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Deck/Balcony

Treated Wood, Standard	6.10	466	2,843
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(17) Garages

Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	20.85	352	7,339
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 63,846

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 38,307
 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 49,800

2018 Est. T.C.V. 009-010-029-00 = 90,275

Est. TCV/Total Floor Area = 156.73, Most recent sale 08/25/2016 for 77,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
41,800	41,800	41,800	41,800	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
1,500	1,800	0	1,500	877	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
45,100	45,100	45,100	44,177	44,177	0	0

009-012-019-00 2018 Est. T.C.V. SMITH RICHAD L TRUST
 Property Class: 401 6916 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 1500/FF	210.00	356.70	0.6502	1.0000	1500	100		204,803
BACK LOT A 2000/A		10.70	Acres		2000	100		21,400
BACK LOT A ROW		1.00	Acres		0	100		0
210 Actual Front Feet, 13.42 Total Acres Total Est. Land Value =								226,203

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.79	1.00	120	25	264
Total Estimated Land Improvements True Cash Value =					264

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 0

(11) Heating System: Space Heater

Ground Area = Size for Rates = 960 SF Floor Area = 960 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Slab	49.31	-9.55	-1.89	960	36,355

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s) 525.00 1 525

(14) Water/Sewer

Public Sewer 912.00 1 912
Well, 200 Feet 4400.00 1 4,400

(15) Built-Ins & Fireplaces

Appliance Allowance 1235.00 1 1,235

County Multiplier = 1.42 => Cost New = 61,667

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 37,000
ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 55,500

Cost Est. for Res. Bldg: 2 Single Family 1S Cls D Blt 0

(11) Heating System: Space Heater

Ground Area = Size for Rates = 480 SF Floor Area = 480 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	59.39	-10.29	-1.89	480	22,661

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s) 525.00 1 525

(14) Water/Sewer

Public Sewer 912.00 1 912
Well, 200 Feet 4400.00 1 4,400

(15) Built-Ins & Fireplaces

Appliance Allowance 1235.00 1 1,235

(16) Deck/Balcony

Treated Wood,Standard 8.92 60 535

County Multiplier = 1.38 => Cost New = 41,770

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 25,062
ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 2 = 37,593

Cost Est. for Res. Bldg: 3 Single Family 1S Cls D Blt 0

(11) Heating System: Space Heater

Ground Area = Size for Rates = 588 SF Floor Area = 588 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	55.64	-9.74	-1.89	588	25,878

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Parcel Number: 009-012-019-00

Page: 2

Average Fixture(s)	525.00	1	525
(14) Water/Sewer Well, 200 Feet	4400.00	1	4,400
(15) Built-Ins & Fireplaces Appliance Allowance	1235.00	1	1,235
(16) Deck/Balcony Treated Wood, Standard	8.92	60	535
County Multiplier = 1.38 =>		Cost New =	44,951
Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,		Depr.Cost =	26,971
ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 =>		TCV of Bldg: 3 =	40,456

Cost Est. for Res. Bldg: 4 Single Family GRG Cls D Blt 0

(11) Heating System: No Heating/Cooling							
Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.							
Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
Other Additions/Adjustments							
			Rate			Size	Cost
(13) Plumbing							
3 Fixture Bath			1650.00			-1	-1,650
(16) Deck/Balcony							
Treated Wood, Standard			6.14			288	1,768
(17) Garages							
Class:D Exterior: Block Foundation: 18 Inch (Unfinished)							
Base Cost			19.88			390	7,753
Mechanical Doors			325.00			2	650
County Multiplier = 1.38 =>				Cost New =			11,760
Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,				Depr.Cost =			7,056
ECF (403 - LAKE MISSAUKEE AREA RES) 1.450 =>				TCV of Bldg: 4 =			10,231

2018 Est. T.C.V. 009-012-019-00						=	370,247
Est. TCV/Total Floor Area = 182.57							
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
180,300	180,300	180,300	122,413	2.10			
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,800	0	0	2,570	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT	
185,100	185,100	185,100	124,983	124,983		0	

009-012-022-30	2018 Est. T.C.V.	SMITH RICHAD L TRUST
Property Class: 402		RAILROAD ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G> RURAL SITES					15000	100		15,000
106 Actual Front Feet, 1.86 Total Acres							Total Est. Land Value =	15,000

2018 Est. T.C.V. 009-012-022-30 = 15,000

Est. TCV/Total Floor Area = 7.40

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
7,500	7,500	7,500	4,360	2.10			
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	91	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
7,500	7,500	7,500	4,451	4,451	0		

009-012-022-70	2018 Est. T.C.V.	SMITH RICHAD L TRUST
Property Class: 402		RAILROAD ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
285 Actual Front Feet, 0.65 Total Acres								Total Est. Land Value = 8,000

2018 Est. T.C.V. 009-012-022-70 = 8,000

Est. TCV/Total Floor Area = 3.94

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,000	4,000	4,000	2,367	2.10		
2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	49	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,000	4,000	4,000	2,416	2,416	0	

009-010-017-72	2018 Est. T.C.V.	SMITH ROBERT I & IRENE M
Property Class: 402		S BIRCHAVEN BEACH RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GRP B BACK LOTS					7000	100		7,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	7,000

2018 Est. T.C.V. 009-010-017-72 = 7,000

Est. TCV/Total Floor Area = 3.45, Most recent sale 02/11/2005 for 7,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
3,500	3,500	3,500	3,074	2.10				
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
	0	0	0	64	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
3,500	3,500	3,500	3,138	3,138	0			

009-012-009-00 2018 Est. T.C.V. SOLTOW JACK D TRUST
 Property Class: 401 6990 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
185 Actual Front Feet, 0.88 Total Acres Total Est. Land Value =								8,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	470	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	100	0	0
Shed: Wood Frame	11.53	1.00	96	50	554
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,929

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+5 Blt 1950

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 975 SF Floor Area = 975 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	70.94	0.00	0.00	975	69,167

Other Additions/Adjustments	Rate	Size	Cost
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(9) Basement Finish

Basement Recreation Finish	11.45	975	11,164
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

Average Fixture(s)	760.00	1	760
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(14) Water/Sewer

Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	3085.00	1	3,085

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Wood Stove	1350.00	1	1,350

(16) Porches

WCP (1 Story), Standard	31.86	74	2,358
WPP, Standard	7.99	470	3,755
WPP, Standard	12.43	138	1,715

(17) Garages

Class:C Exterior: Block Foundation: 42 Inch (Unfinished)

Base Cost	19.37	599	11,603
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 151,691

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 106,184
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 104,060

2018 Est. T.C.V. 009-012-009-00 = 114,989

Est. TCV/Total Floor Area = 117.94, Most recent sale 08/26/2011 for 47,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
55,900	55,900	55,900	46,525	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,600	0	0	977	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
57,500	57,500	57,500	47,502	47,502	0	

009-010-002-00 2018 Est. T.C.V. ST PIERRE M EILEEN (LE)
 Property Class: 401 1770 S SCHNEIDER ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA
 * Factors * EFF
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 NON SUB LK FRNT 45.00 196.50 1.0000 1.0000 1000 100 45,000
 45 Actual Front Feet, 0.20 Total Acres Total Est. Land Value = 45,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description Rate CountyMult. Size %Good Cash Value
 D/W/P: 3.5 Concrete 3.20 1.00 192 50 307
 Total Estimated Land Improvements True Cash Value = 307

Cost Est. for Res. Bldg: 1 Single Family 1+S Cls CD Blt 1952

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 680 SF Floor Area = 680 SF.

Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1+ Story Siding Basement 67.14 0.00 0.00 680 45,655

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish

Basement Recreation Finish 11.25 350 3,938
 Walk out Basement Door(s) 700.00 1 700

(13) Plumbing

Average Fixture(s) 630.00 1 630

(14) Water/Sewer

Public Sewer 1025.00 1 1,025
 Well, 100 Feet 2550.00 1 2,550

(15) Built-Ins & Fireplaces

Appliance Allowance 1415.00 1 1,415

(16) Porches

WGEP (1 Story), Standard 82.77 24 1,986
 WGEP (1 Story), Standard 33.90 160 5,424
 WGEP (1 Story), Standard 40.21 112 4,504

(16) Deck/Balcony

Treated Wood, Standard 6.65 224 1,490
 Treated Wood, Standard 12.51 32 400

County Multiplier = 1.38 => Cost New = 96,209

Phy/Ab.Phy/Func/Econ/Comb.%Good= 64/100/100/100/64.0, Depr.Cost = 61,574
 ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 1 = 83,740

2018 Est. T.C.V. 009-010-002-00 = 129,047

Est. TCV/Total Floor Area = 189.78

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
60,400	60,400	60,400	42,271	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,100	0	887	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
64,500	64,500	64,500	43,158	43,158	43,158	

009-011-003-00	2018 Est. T.C.V.	STEBNER MARK & BEVERLY
Property Class: 401		1665 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

 Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP E 1300/FF	96.43	213.12	0.8769	1.0000	1300	100		109,931
124 Actual Front Feet, 0.41 Total Acres				Total Est. Land Value =				109,931

 Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	880	71	2,149
Total Estimated Land Improvements True Cash Value =					2,149

 Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-5 Blt 1973

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1312 SF Floor Area = 1312 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	60.89	0.00	0.00	1312	79,888

Other Additions/Adjustments	Rate	Size	Cost
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

Average Fixture(s)	760.00	1	760
2 Fixture Bath	1600.00	1	1,600

(14) Water/Sewer

Public Sewer	1162.00	1	1,162
Well, 100 Feet	2700.00	1	2,700

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 1 Story	3250.00	1	3,250

(16) Porches

CCP (1 Story), Standard	20.09	288	5,786
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(16) Deck/Balcony

Treated Wood, Standard	6.45	400	2,580
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(17) Garages

Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	17.61	572	10,073
Mechanical Doors	350.00	1	350

(17) Basement Garages

Basement Garage: 1 Car	1550.00	1	1,550
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County Multiplier = 1.38 => Cost New = 155,096

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 108,567

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.45	600	6,870
County Multiplier = 1.38 =>			Cost New = 9,481
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,			Depr.Cost = 4,740

Total Depreciated Cost = 113,308

ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 169,961

 2018 Est. T.C.V. 009-011-003-00 = 282,041

Est. TCV/Total Floor Area = 214.97, Most recent sale 12/26/2007 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
135,400	135,400	135,400	128,849	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,600	0	2,705	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
141,000	141,000	141,000	131,554	131,554	131,554	

009-010-019-96	2018 Est. T.C.V.	STEWART RONALD & KATHY
Property Class: 402		X W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot	580	590			2000	100		2,000
50 Actual Front Feet,	0.70	Total Acres			Total Est.	Land Value =		2,000

2018 Est. T.C.V. 009-010-019-96 = 2,000

Est. TCV/Total Floor Area = 1.52, Most recent sale 06/29/2017 for 174,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
2,500	2,500	2,500	1,225	2.10			
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,500		0	0	-225	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
1,000	1,000	1,000	1,250	1,000	0		

009-011-010-50	2018 Est. T.C.V.	TACOMA RANDY
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
125 Actual Front Feet,	0.60	Total Acres					Total Est. Land Value =	8,000

2018 Est. T.C.V. 009-011-010-50 = 8,000

Est. TCV/Total Floor Area = 6.10

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,000	4,000	4,000	1,809	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	37	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,000	4,000	4,000	1,846	1,846	1,846	

009-011-017-00 2018 Est. T.C.V. TACOMA RANDY L
 Property Class: 401 7112 RAILROAD ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
125 Actual Front Feet, 0.29 Total Acres Total Est. Land Value =								5,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1989

(11) Heating System: No Heating/Cooling

Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost

Other Additions/Adjustments	Rate	Size	Cost

(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	14.55	1280	18,624
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 26,667

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 21,334
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 20,907

2018 Est. T.C.V. 009-011-017-00 = 25,907

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,600	12,600	12,600	9,793	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	400	0	205	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,000	13,000	13,000	9,998	9,998	9,998	

009-010-032-00 2018 Est. T.C.V. THOMPSON DARRELL & THERESA
 Property Class: 401 W PETERSON POINT RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
50/FF	186.00	398.13	1.0000	1.0000	50	100		9,300
186 Actual Front Feet, 1.70 Total Acres Total Est. Land Value =								9,300

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 1978

(11) Heating System: No Heating/Cooling

Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost

Other Additions/Adjustments	Rate	Size	Cost

(17) Garages

Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)

Base Cost	11.00	864	9,504
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 13,599

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 8,839
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 8,662

2018 Est. T.C.V. 009-010-032-00 = 17,962

Est. TCV/Total Floor Area = 0.00, Most recent sale 07/29/2005 for 26,800

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
8,600	8,600	8,600	6,579	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	400	0	0	138	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,000	9,000	9,000	6,717	6,717	0	

009-010-018-91	2018 Est. T.C.V.	UELAND STEVE & KELLY
Property Class: 402		S BIRCHAVEN BEACH RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS					5000	100		5,000
50 Actual Front Feet, 0.06 Total Acres							Total Est. Land Value =	5,000

2018 Est. T.C.V. 009-010-018-91 = 5,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 06/10/2017 for 7,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
2,800	2,800	2,800	2,800	2.10				
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	-300	0	0	-300	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
2,500	2,500	2,500	2,858	2,500	0			

009-012-027-00 2018 Est. T.C.V. VANDERSTOW KARL L
 Property Class: 401 6375 W RAILROAD ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	6000				6000	100		6,000
125 Actual Front Feet, 0.29 Total Acres Total Est. Land Value =								6,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	1104	0	0
Shed: Wood Frame	12.07	1.00	80	50	483
Shed: Wood Frame	9.69	1.00	200	50	969
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					1,927

< Cost Estimates for Res. Building: 1 Mobile Home Class: Average Quality >
 (11) Heating System: Forced Warm Air

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Siding	Comp.Shingle	34.46	1.24	0	980	34,986

Other Additions/Adjustments	Rate	Size	Cost
Addition/Crawl	37.50	432	16,200
Addition/Crawl	37.50	96	3,600
Free Standing Roof	4.57	980	4,479

(9) Foundation
 Foundation Wall: Concrete 6.92 0 0

(13) Plumbing
 Average Fixture(s) 530.00 1 530

(14) Water/Sewer
 Public Sewer 912.00 1 912
 Well, 100 Feet 2425.00 1 2,425

(15) Built-Ins & Fireplaces
 Appliance Allowance 1235.00 1 1,235

(16) Porches
 WCP (1 Story), Standard 26.99 96 2,591

(16) Deck/Balcony
 Treated Wood,Standard 6.53 196 1,280

(17) Garages
 Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)
 Base Cost 10.13 1440 14,587
 Mechanical Doors 350.00 2 700

County Multiplier = 1.38 => Cost New = 115,264

Phy/Ab.Phy/Func/Econ/Comb.%Good= 44/100/100/100/44.0, Depr.Cost = 50,716
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 25,358

2018 Est. T.C.V. 009-012-027-00 = 33,285

Est. TCV/Total Floor Area = 22.07

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
17,100	17,100	17,100	15,786	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-500	0	331	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
16,600	16,600	16,600	16,117	16,117	16,117	

009-011-004-00 2018 Est. T.C.V. VANHAITSMA DANIEL J & LINDA S
 Property Class: 401 7880 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
152 Actual Front Feet, 0.64 Total Acres Total Est. Land Value =								8,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.39	1.00	672	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425
Total Estimated Land Improvements True Cash Value =					1,425

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1948

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 904 SF Floor Area = 904 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	49.58	-8.66	0.66	904	37,588

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	525.00	1	525
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(14) Water/Sewer

Well, 100 Feet	2425.00	1	2,425
1000 Gal Septic	2720.00	1	2,720

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

CGEP (1 Story), Standard	23.85	416	9,922
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(16) Deck/Balcony

Treated Wood, Standard	5.79	480	2,779
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County Multiplier = 1.38 => Cost New = 78,928

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 47,357

Separately Depreciated Items:

(17) Garages

Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	14.60	720	10,512
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County Multiplier = 1.38 => Cost New = 14,507

Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/86.0, Depr.Cost = 12,476

Total Depreciated Cost = 59,832

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 58,636

2018 Est. T.C.V. 009-011-004-00 = 68,061

Est. TCV/Total Floor Area = 75.29

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
31,600	31,600	31,600	24,026	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,400	0	504	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
34,000	34,000	34,000	24,530	24,530	0	

009-011-007-98	2018 Est. T.C.V.	VANHAITSMA DANIEL J & LINDA S
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
50/FF	30.00	183.00	1.0000	1.0000	50	100		1,500
30 Actual Front Feet, 0.13 Total Acres								Total Est. Land Value =
								1,500

2018 Est. T.C.V. 009-011-007-98 = 1,500

Est. TCV/Total Floor Area = 1.66

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
800	800	800	411	2.10		
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	8	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
800	800	800	419	419	0	

009-012-016-00 2018 Est. T.C.V. VENHUIZEN PHILLIP D & ANNA C
 Property Class: 401 6022 W JAMES DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B GRADE 125/FF	50.00	150.00	1.0000	1.0000	125	100		6,250
50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =								6,250

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.51	1.00	448	0	0
Shed: Wood Frame	10.75	1.00	80	50	430
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					905

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1983

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 984 SF Floor Area = 984 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	59.53	-8.80	0.00	984	49,918

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	630.00	1	630
3 Fixture Bath	1975.00	1	1,975

(14) Water/Sewer

Public Sewer	1025.00	1	1,025
Well, 100 Feet	2550.00	1	2,550

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(17) Garages

Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	19.20	528	10,138
Common Wall: 1 Wall	-1225.00	1	-1,225
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 92,151

Phy/Ab.Phy/Func/Econ/Comb.%Good= 68/100/100/100/68.0, Depr.Cost = 62,663
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 61,409

2018 Est. T.C.V. 009-012-016-00 = 68,564

Est. TCV/Total Floor Area = 69.68, Most recent sale 09/05/2014 for 67,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
33,300	33,300	33,300	29,955	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,000	0	0	629	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
34,300	34,300	34,300	30,584	30,584	30,584	

009-010-008-00	2018 Est. T.C.V.	VER PLANCK JACK A & MARY L TRUST
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & EQ RATE			34.690	Acres	1,830	100		63,469
		34.69	Total Acres		Total Est.	Land Value =		63,469

2018 Est. T.C.V. 009-010-008-00 = 63,469

Est. TCV/Total Floor Area = 64.50

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
31,700	31,700	31,700	26,219	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	550	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
31,700	31,700	31,700	26,769	26,769	26,769	

009-010-008-85 2018 Est. T.C.V. VER PLANCK JACK A & MARY L TRUST
 Property Class: 401 S SCHNEIDER ST
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
\$65 /FF	150.00	200.00	1.0000	1.0000	65	100		9,750
150 Actual Front Feet, 0.69 Total Acres Total Est. Land Value =								9,750

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	97	970
Total Estimated Land Improvements True Cash Value =					970

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C-5 Blt 0

(11) Heating System: No Heating/Cooling

Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
Other Additions/Adjustments Rate Size Cost							

(17) Garages

Class:C Exterior: Pole Foundation: 42 Inch (Unfinished)

Base Cost	10.91	1200	13,092
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 18,584

Phy/Ab.Phy/Func/Econ/Comb.%Good= 97/100/100/100/97.0, Depr.Cost = 18,027

Separately Depreciated Items:

Unit-in-Place Cost Items:

ROOF STRUCT. (SQ FT)	3.97	480	1,906
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County Multiplier = 1.38 => Cost New = 2,630

Phy/Ab.Phy/Func/Econ/Comb.%Good= 98/100/100/100/98.0, Depr.Cost = 2,577

Total Depreciated Cost = 20,604

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 20,192

2018 Est. T.C.V. 009-010-008-85 = 30,912

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,100	15,100	15,100	11,058	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	400	0	0	232	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,500	15,500	15,500	11,290	11,290	11,290	

009-010-017-95 2018 Est. T.C.V. WESTFALL DONALD B & MICHELLE
 Property Class: 401 1514 S BIRCHAVEN BEACH DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GRP B BACK LOTS					7000	100		7,000
50 Actual Front Feet, 0.05 Total Acres Total Est. Land Value =								7,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.00	1000	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	104	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2002

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 0 SF Floor Area = 416 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Overhang	49.33	0.00	0.00	416	20,521

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing			
Average Fixture(s)	760.00	1	760

(14) Water/Sewer			
Public Sewer	1162.00	1	1,162
Well, 50 Feet	1575.00	1	1,575

(16) Deck/Balcony			
Wood Balcony	17.50	84	1,470

(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	16.09	832	13,387
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 54,683

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 46,480
 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 = 51,128

2018 Est. T.C.V. 009-010-017-95 = 59,078

Est. TCV/Total Floor Area = 142.01

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
27,500	27,500	27,500	27,500	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
900	1,100	0	900	577	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
29,500	29,500	29,500	28,977	28,977	0	

009-010-019-95	2018 Est. T.C.V.	WHITTAKER JACQUELINE
Property Class: 402		X W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Bk Lot	580,590			2000	100		2,000
50 Actual Front Feet, 0.06 Total Acres								Total Est. Land Value = 2,000

2018 Est. T.C.V. 009-010-019-95 = 2,000

Est. TCV/Total Floor Area = 4.81, Most recent sale 05/31/2005 for 900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
2,500	2,500	2,500	2,018	2.10				
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	-1,500	0	0	-1,018	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
1,000	1,000	1,000	2,060	1,000	0			

009-012-022-08	2018 Est. T.C.V.	WINKEL JAMES L & KIMBERLY S
Property Class: 401		RAILROAD ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
124 Actual Front Feet, 0.57 Total Acres								Total Est. Land Value = 8,000

2018 Est. T.C.V. 009-012-022-08 = 8,000

Est. TCV/Total Floor Area = 19.23, Most recent sale 09/16/2016 for 11,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,000	4,000	4,000	4,000	2.10		
2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,000	4,000	4,000	4,084	4,000	0	

009-011-018-00 2018 Est. T.C.V. WOODWORTH MICHAEL &
 Property Class: 401 S GOLDENROD AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								5,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1980

(11) Heating System: No Heating/Cooling

Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost

Other Additions/Adjustments	Rate	Size	Cost

(17) Garages

Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)

Base Cost	10.64	768	8,172
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 11,725

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 7,621
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 7,469

2018 Est. T.C.V. 009-011-018-00 = 12,469

Est. TCV/Total Floor Area = 0.00, Most recent sale 12/02/2011 for 33,571

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,900	5,900	5,900	5,900	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	300	0	123	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,200	6,200	6,200	6,023	6,023	6,023	

009-010-024-85 2018 Est. T.C.V. WRBELIS CHRISTOPHER & CHRISTINE
 Property Class: 401 S CHIPPEWA AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I 100/FF	100.00	150.00	1.0000	1.0000	100	100		10,000
100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								10,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2014

(11) Heating System: No Heating/Cooling

Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost

Other Additions/Adjustments	Rate	Size	Cost

(17) Garages

Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)

Base Cost	10.13	2035	20,615
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 29,414

Notes: 12/19/14 NO PLUMBING - BATH ENTRY TO REMOVE NEGATIVE ADJ. -TIM

Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 28,238

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 27,673

2018 Est. T.C.V. 009-010-024-85 = 37,673

Est. TCV/Total Floor Area = 0.00, Most recent sale 01/20/2014 for 20,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
18,800	18,800	18,800	16,597	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	348	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
18,800	18,800	18,800	16,945	16,945	0	

009-010-020-75	2018 Est. T.C.V.	ZMYSLO DENNIS & LAURA
Property Class: 402		S BAYBERRY LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP J 250	102.00	150.00	0.8541	1.0000	250	100		21,780
102 Actual Front Feet, 0.35 Total Acres								Total Est. Land Value = 21,780

2018 Est. T.C.V. 009-010-020-75 = 21,780

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,900	10,900	10,900	10,900	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,900	10,900	10,900	11,128	10,900	0	

009-011-005-00 2018 Est. T.C.V. ZWOLAK EUGENE J & KATHRYN P
 Property Class: 401 1723 S DICKERSON RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP E 1300/FF	150.00	125.00	0.8027	1.0000	1300	100		156,535
150 Actual Front Feet, 0.43 Total Acres					Total Est.		Land Value =	156,535

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	755	0	0
Shed: Wood Frame	12.61	1.00	64	94	759
Shed: Wood Frame	11.53	1.00	96	94	1,041
Dock: Light posts	21.31	1.00	384	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	5.0	97	4,850
Total Estimated Land Improvements True Cash Value =					6,650

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1961

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 2443 SF Floor Area = 2443 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Slab	59.67	-9.73	0.00	1500	74,910
1	Story Siding	Crawl Space	58.93	-7.72	0.00	943	48,291

Other Additions/Adjustments

	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	760.00	1	760
(14) Water/Sewer			
Public Sewer	1162.00	1	1,162
Well, 100 Feet	2700.00	1	2,700
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Exterior 1 Story	3875.00	1	3,875
(16) Porches			
CGEP (1 Story), Standard	21.90	4032	88,301
CGEP (1 Story), Standard	31.78	219	6,960
(16) Deck/Balcony			
Treated Wood, Standard	9.52	64	609
(17) Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	16.88	626	10,567
Mechanical Doors	350.00	1	350

County Multiplier = 1.42 => Cost New = 341,368

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 221,889
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 332,834

2018 Est. T.C.V. 009-011-005-00				=	496,019
Est. TCV/Total Floor Area = 203.04					
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
236,900	236,900	236,900	153,765	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,100	0	3,229	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
248,000	248,000	248,000	156,994	156,994	156,994

009-010-017-69	2018 Est. T.C.V.	ZYSK CAROLYN D
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS					5000	100		5,000
100 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	5,000

2018 Est. T.C.V. 009-010-017-69 = 5,000

Est. TCV/Total Floor Area = 2.05, Most recent sale 09/08/2005 for 7,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
5,000	5,000	5,000	1,537	2.10				
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	2,500	0	-1,505	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
2,500	2,500	2,500	1,569	1,569	0			

009-010-017-90 2018 Est. T.C.V. ZYSK CAROLYN D
 Property Class: 401 S BIRCHAVEN BEACH DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GRP B BACK LOTS					7000	100		7,000
50 Actual Front Feet, 0.06 Total Acres Total Est. Land Value = 7,000								

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.00	640	0	0
Residential Local Cost Land Improvements					
Description Rate CountyMult. Size %Good Cash Value					
LAND IMPROVE 1000	1000.00	1.00	1.0	94	940
Total Estimated Land Improvements True Cash Value =					940

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2002

(11) Heating System: Forced Air w/o Ducts
 Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
 Average Fixture(s) 760.00 1 760

(15) Built-Ins & Fireplaces
 Appliance Allowance 1915.00 1 1,915

(17) Garages
 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 16.72 768 12,841
 Automatic Doors 375.00 2 750
 Storage area over garage 3.95 500 1,975

County Multiplier = 1.38 => Cost New = 25,173

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 22,655
 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 = 24,921

2018 Est. T.C.V. 009-010-017-90 = 32,861

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
15,900	15,900	15,900	12,610	2.10	
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment
	0	500	0	0	264
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
16,400	16,400	16,400	12,874	12,874	0